

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, June 15, 2016
6:30 p.m.

BEFORE:

- RUSHABH MEHTA, Chairperson
- THOMAS MALAVASI, PE, PP, CME, County Engineer
- RENEE BETTINGER, Commissioner
- JAMES CRYAN, Commissioner
- ELIZABETH HERNANDEZ, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PP, ACIP, Board Secretary
- BYRON A. NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- ANTONIO PANAGOPOULOS, PE, CME
- PAUL CRAY, PE, CME

Job No. NJ2210757

1 CHAIRMAN MEHTA: Roll call for the
2 Hudson County Planning Board Meeting. Please,
3 Mr. Curley, has this meeting been properly
4 advertised?

5 MR. CURLEY: Yes, Mr. Chairman. The
6 meeting has been properly advertised in accordance
7 with the Open Public Meetings Act. Notice of the
8 meeting has been published in the Jersey Journal and
9 the Star Ledger. Notice the meeting has been posted
10 with the Clerks of the County and Freeholders.

11 CHAIRMAN MEHTA: Madam Secretary, may
12 we have a roll call?

13 MS. FERRARA: Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Here.

15 MS. FERRARA: Commissioner Choffo,
16 absent. Commissioner Cryan.

17 COMMISSIONER CRYAN: Here.

18 MS. FERRARA: Commissioner Glembocki,
19 absent. Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Here.

21 MS. FERRARA: Commissioner Holloway,
22 absent. Commissioner Kopacz, absent. Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. FERRARA: Chairman Ng, absent.

1 Commissioner Romano, absent. Chairman Mehta.

2 CHAIRMAN MEHTA: Here.

3 MS. FERRARA: Mr. Chairman, we have a
4 quorum.

5 CHAIRMAN MEHTA: Everyone please
6 rise.

7 (Flag Salute.)

8 MS. FERRARA: Mr. Chairman, the next
9 matter on the agenda is review and adoption of the
10 minutes of the May 16th meeting.

11 CHAIRMAN MEHTA: Do I have a motion?

12 MS. FERRARA: On a motion made by
13 Commissioner Cryan. Second by Commissioner
14 Hernandez.

15 Commissioner Bettinger.

16 COMMISSIONER BETTINGER: I'll
17 abstain.

18 MS. FERRARA: Commissioner Cryan.

19 COMMISSIONER CRYAN: Aye.

20 MS. FERRARA: Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. FERRARA: Commissioner Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. FERRARA: Chairman Mehta.

25 CHAIRMAN MEHTA: Aye.

1 MS. FERRARA: Mr. Chairman, I
2 recommend the Board carry the minutes. We don't
3 have sufficient votes. We have to carry the minutes
4 to the next meeting and adopt them at the next
5 meeting.

6 CHAIRMAN MEHTA: Okay.

7 MS. FERRARA: Mr. Chairman, the next
8 item is memorialization of resolutions to be
9 considered at the last meeting, starting with
10 Application 2016-20-SP; Applicant Hudson Gas & Auto
11 Service, Inc., located at 3200 John F. Kennedy
12 Boulevard; Block 204, Lots 1, 34-38.

13 CHAIRMAN MEHTA: Do I have a motion?

14 MS. FERRARA: On a motion made by
15 Commissioner Cryan. Second by Commissioner
16 Hernandez.

17 Commissioner Cryan.

18 COMMISSIONER CRYAN: Aye.

19 MS. FERRARA: Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Aye.

21 MS. FERRARA: Commissioner Holloway
22 not present. Commissioner Malavasi.

23 COMMISSIONER MALAVASI: Yes.

24 MS. FERRARA: Commissioner Romano,
25 not present. Chairman Mehta.

1 CHAIRMAN MEHTA: Aye.

2 MS. FERRARA: The motion has passed.
3 The second application to be memorialized is
4 2016-23-SP; Applicant James Buonavolonta; located at
5 8-12 Paterson Avenue; Block 15, Lots 2, 3, 4,
6 Hoboken.

7 CHAIRMAN MEHTA: Do I have a motion?

8 MS. FERRARA: On a motion made by
9 Commissioner Cryan. Second by Commissioner
10 Hernandez.

11 Commissioner Cryan.

12 COMMISSIONER CRYAN: Aye.

13 MS. FERRARA: Commissioner Hernandez.

14 COMMISSIONER HERNANDEZ: Aye.

15 MS. FERRARA: Commissioner Holloway
16 not present. Commissioner Malavasi.

17 COMMISSIONER MALAVASI: Yes.

18 MS. FERRARA: Commissioner Romano,
19 not present. Chairman Mehta.

20 CHAIRMAN MEHTA: Aye.

21 MS. FERRARA: The motion has passed.
22 Mr. Chairman, the next item on the agenda is Site
23 Plans, Subdivisions and Other Matters Scheduled for
24 Public Hearing, starting with Application
25 2015-75-SP, Applicant Seabra Brothers II, located at

1 178-210 Schuyler Avenue; Block 252, Lot 2.01;
2 Kearny.

3 MR. MONTERO: Good evening, Carlos
4 Montero for the applicant.

5 CHAIRMAN MEHTA: Can you speak
6 louder?

7 MR. MONTERO: Sure. We reviewed the
8 recommendations of the County. My client is
9 complying with all of those regulations. I have
10 Mohammed Shama; and COO of Seabra, Antonio Loureiro.
11 At this time we'll call Antonio.

12 (The witness is sworn.)

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

15 MR. LOUREIRO: Antonio Loureiro,
16 L-o-u-r-e-i-r-o.

17 MR. MONTERO: Mr. Loureiro, what is
18 your position with Seabra?

19 MR. LOUREIRO: I'm the COO.

20 MR. MONTERO: And as a COO, are you
21 familiar with the operation of the supermarket?

22 MR. LOUREIRO: Yes, I am.

23 MR. MONTERO: Can you tell us what
24 your plans are for this particular supermarket in
25 Kearny, New Jersey?

1 MR. LOUREIRO: Well, what we plan to
2 do with the supermarket is two things actually;
3 beautify our parking lot and putting in handicap
4 compliance and adding 25,000-square-foot warehouse.

5 MR. MONTERO: And you reviewed the
6 recommendations of the County Board in their letter
7 dated June 9, 2016; is that correct?

8 MR. LOUREIRO: That's correct.

9 MR. MONTERO: Do you agree to comply
10 with all of the terms of that letter that I have
11 indicated?

12 MR. LOUREIRO: Yes, I am.

13 MR. MONTERO: Your planting of shade
14 trees, although they're asking for twelve, you are
15 going to plant seven, and contribute to the trust?

16 MR. LOUREIRO: Correct.

17 MR. MONTERO: With the five that
18 we're not planting, is there any reason why you're
19 not planting them?

20 MR. LOUREIRO: Because we do not have
21 the space to plant and maintain the twelve trees.
22 So we're doing seven and to contribute for five.

23 MR. MONTERO: Can you tell us whether
24 other landscaping is going to provided on that
25 particular property?

1 MR. LOUREIRO: Well, yeah. We're
2 going to have a handicapped compliant parking lot,
3 and there will be also areas for bikes, and a lot of
4 the areas we're going to be planting greenery,
5 plants, trees and shrubs.

6 MR. MONTERO: Tell us what the hours
7 of operation are.

8 MR. LOUREIRO: The hours of operation
9 for the supermarket is seven o'clock a.m. to ten
10 o'clock p.m., Monday through Sunday.

11 MR. MONTERO: That's seven days out
12 of the week?

13 MR. LOUREIRO: Correct.

14 MR. MONTERO: With regard to the
15 parking lot, can you tell us what the flow of the
16 traffic is going to be for that parking lot,
17 specifically with the deliveries and things?

18 MR. LOUREIRO: Right now, the way we
19 have the parking lot, it's pretty congested. Our
20 loading area, we have two loading docks, and we also
21 have three storage trailers, and they don't look
22 good in the parking lot. By adding the warehouse,
23 we're going to eliminate the three storage trailers
24 we have now.

25 Also, the existing warehouse it's only 700

1 square feet, so we're having a trailer back into the
2 loading dock, it takes them actually two hours to
3 unload. By having this warehouse of 25,000 square
4 feet, you will have ample space, and we can get a
5 trailer in and out in about 30 minutes. We take the
6 pallets out and then break them down.

7 MR. MONTERO: Now, since the
8 application and the plans were submitted to this
9 Planning Board, we have changed the configuration of
10 the building; is that correct?

11 MR. LOUREIRO: That is correct.

12 MR. MONTERO: And that area is that
13 we're squaring off the building; is that true?

14 MR. LOUREIRO: Correct.

15 MR. MONTERO: And that's going to be
16 done because we're going to have a land swap with
17 our neighbors, and we're going to deed to them a
18 portion of our property, and they're going to deed
19 to us a portion of their property?

20 MR. LOUREIRO: Correct.

21 MR. MONTERO: Will that change the
22 impervious area in that part of the parking lot?

23 MR. LOUREIRO: No, it won't.

24 MR. MONTERO: That area where we're
25 changing configuration of the parking lot was

1 already paved?

2 MR. LOUREIRO: Correct. Therefore,
3 it would still be impervious.

4 MR. MONTERO: I have no another other
5 questions of Mr. Loureiro unless the Board has some
6 questions.

7 CHAIRMAN MEHTA: Next witness.

8 MR. MONTERO: Thank you. At this
9 time I would like to call Mohammed Shama.

10 (The witness is sworn.)

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

13 MR. SHAMA: Mohamed Shama, S-h-a-m-a.

14 MR. MONTERO: Mr. Shama, could you
15 give us the benefit of your educational background.

16 MR. SHAMA: I have a bachelor's
17 degree in architecture from NJIT, and I am a New
18 Jersey licensed architect.

19 MR. MONTERO: And could you give us
20 the benefit of your work experience?

21 MR. SHAMA: I am a partner at
22 DeBarberi Architects. I've been with them for the
23 past 15 years.

24 MR. MONTERO: And are your licenses
25 in good standing?

1 MR. SHAMA: Yes, they are.

2 MR. MONTERO: I ask that Mr. Shama be
3 accepted as an expert in this area.

4 CHAIRMAN MEHTA: Have you testified
5 as an architect in front of a Board like this, any
6 other planning boards?

7 MR. LOUREIRO: Most specifically, I
8 have for other municipalities.

9 CHAIRMAN MEHTA: Okay. We accept
10 him.

11 MR. MONTERO: Mr. Shama, can you
12 briefly explain the project that we're proposing
13 here today?

14 MR. SHAMA: So we're on Schuyler
15 Avenue over here. This is the supermarket.
16 Mr. Loureiro was describing the trucks that were
17 parked over here. The addition will be over here,
18 and approximately 5,013 square feet. This is the
19 area that we're squaring off rather than doing an
20 round angle because it's based on the restrictions
21 of the property. It's just got a more efficient
22 flow. We have made various improvements to the
23 exterior to the front of the building.

24 MR. CURLEY: Can you mark the sheet?

25 MR. SHAMA: All these sheets have

1 been submitted. These have revised. We'll mark
2 this sheet A-1.

3 MR. CURLEY: A-1 is fine.

4 MR. SHAMA: And on 1.1, it's just an
5 enlarged version of that area provided. We have one
6 single loading dock over here, and the drivers will
7 come in through here, and this main door is in this
8 corner. This entire area will be dedicated to
9 warehouse and to the existing supermarket. This is
10 the exterior of the supermarket, exterior
11 elevations. The new warehouse addition, this is the
12 where the trucks would be backing in. I have some
13 renderings.

14 MR. MONTERO: We'll mark that.

15 MR. SHAMA: This is A-2. You can see
16 the decorative awnings along the front. This is
17 marked A-3. This was based on the old plan, which
18 is the single loading dock and entrance, the main
19 door. Basically, this area here would be the
20 addition, showing perspective.

21 MR. MONTERO: I have no more
22 questions of Mr. Shama; if the Board has any
23 questions.

24 CHAIRMAN MEHTA: Does the Board have
25 any questions? Mr. Malavasi?

1 COMMISSIONER MALAVASI: Not based on
2 the testimony, no. I'm satisfied at this point.

3 MR. TRIDENTE: Mr. Chairman, I have a
4 question. Could you please reiterate the spacing on
5 the shade trees? Your rendering only shows one or
6 two shade trees. You're required to have one shade
7 tree for every 30 linear feet of frontage.

8 MR. MONTERO: We'll answer that now.
9 At this time I would like to call James Watson.

10 (The witness is sworn.)

11 MR. CURLEY: Please state your name
12 for the record and spell your last name.

13 MR. WATSON: Sure. James Watson, EKA
14 Associates, 328 Park Avenue, Scotch Plains, New
15 Jersey.

16 MR. MONTERO: Mr. Watson, can you
17 gives us the benefit of your educational background?

18 MR. WATSON: Sure. Very quickly, I'm
19 a licensed land surveyor in the state of New Jersey
20 as well as the State of New York. In addition to
21 that, I'm a licensed professional planner.

22 Appointed positions, I have been a surveyor for
23 Carteret, Scotch Plains and Union. I've been
24 appointed the planner of Union for a while, Carteret
25 and also the Public Advocate for the Township of

1 Warren on a monthly basis. I have worked in
2 Westfield, Scotch Plain, Summit. I have worked in
3 Fanwood, Union. Last month I was in Hillside. I
4 could keep going if you want.

5 CHAIRMAN MEHTA: Okay. So is your
6 testimony that of a planner?

7 MR. WATSON: Planning should be able
8 to cover what I'm going to talk about today. I'm
9 just going to take you through the plans very
10 quickly, and we're going to introduce the exhibit
11 about the land swap so we don't have to come back
12 here. That was suggested by the Town of Kearny. We
13 agreed to it. It's all in place, and we have a set
14 of plans for you to look at that are amended for you
15 to show that. We just wanted let you know about it.

16 CHAIRMAN MEHTA: It should be
17 included in your testimony?

18 MR. WATSON: Yes. What I'll do, I'll
19 take you through the plans quickly. If you have any
20 questions when I'm done, just let me know. I'm
21 going to mark this. These are in your packets.
22 These have not been changed. This has been marked
23 A-4. This is your typical cover sheet, tax map and
24 zoning in the middle, notes on the left side, key
25 map in the upper right-hand corner, our title block

1 and table of contexts in the lower right-hand
2 corner.

3 Second sheet titled Site Plan, Seabra
4 Supermarket Addition, last revision date April 29th,
5 2015. This shows the improvements where they cut
6 out the parking area for the island so we can
7 landscape, give it a new parking configuration with
8 handicapped access over here, and a new proposed
9 building addition over in the southeast corner of
10 the lot. This just for dimension.

11 The next sheet is titled Grading Plan,
12 with a revision date of April 29, 2015. This shows
13 you the new curb that's going in and the handicapped
14 area that they're pulling up, and the curb island
15 that shows the new grading for the new handicapped
16 access which complies.

17 The fourth sheet is entitled Landscaping
18 Plan, last revision April 29th, 2015, shows you the
19 planting of the street trees out on Schuyler and the
20 plantings in front of the ornamental wall that's
21 going out there, some sidewalks. I'll show you also
22 the plantings on the island that they're cutting out
23 in the parking lot.

24 MR. MONTERO: With regard to the
25 shade trees, how many shade trees are we going to

1 plant?

2 MR. WATSON: We're planting seven.
3 That will be a little more evident as we get into
4 the plans. The notes for that plan are on page 6
5 and page 7, and finally, we have an existing
6 conditions plan on Schuyler Avenue. This shows the
7 striping at the parking lot that's there now. You
8 can see the entire area where the proposed warehouse
9 is going it's paved, so it's a swap on impervious.
10 The curb cuts should be modified a little bit. We
11 are putting some islands around the new the parking
12 and striping. We're pulling up some of the
13 pavement.

14 Turning to sheet -- Landscaping Plan is
15 Sheet No. 4. The reason we couldn't put all of the
16 street trees and stuff that we wanted was because we
17 have sight triangles that we have to adhere from
18 your guidelines when we do the driveway coming out
19 onto Schuyler Avenue. Because of the sight triangle
20 restrictions, we can only get seven trees. With the
21 islands that we have out here, there's just not
22 enough room to plant them and let them grow.

23 If you put these trees too close together,
24 you're going to kill them. I don't care how much
25 you water them, it's not going to work. So it's

1 easier for us to just contribute to your trust fund
2 and have you put them in a place where they're
3 better utilized than to put them around the parking
4 lot that we don't have room.

5 Just quickly about the land swap, what
6 we're going to do, it's a triangle. We're going to
7 basically square off the building here. We're going
8 to square off the warehouse impervious area, and the
9 coverage will stay the same within a couple of feet.
10 Other than that, there's going to be no other
11 changes. Do we have any questions about what is in
12 these plans in more details? Please let me know and
13 I can fill it in.

14 CHAIRMAN MEHTA: Does the Board have
15 any questions?

16 COMMISSIONER MALAVASI: Just to the
17 plans, you have street trees along the landscaped
18 island, and the street trees are set back a little
19 bit.

20 MR. WATSON: The six trees along the
21 front of the property?

22 COMMISSIONER MALAVASI: Right. So it
23 seems that to me that the trees that are on the
24 other sides of the driveways that are set back, it
25 looks like you have plenty of room to move them

1 forward, but still not be in the triangle. It will
2 give it more of an appearance of the street streets,
3 and the ones in island, they can be 30 feet apart,
4 unless you're saying you can't see. But you know,
5 30 feet isn't going to kill them. If that's the
6 testimony, that's fine. It seems to me you could
7 fit one more tree, and that will give more of that
8 streetscape appearance.

9 MR. WATSON: We can, if it pleases
10 you guys, we can try to do that. Whenever you have
11 these thinner islands, it's tough, especially as
12 people move towards the corner, and it's totally
13 surrounded. We can make an attempt. That's no
14 problem. I thought it would be easier. The other
15 thing is the anesthetics. If you push all of this
16 stuff together, you're squeezing the bushes now.
17 You've got a wall back there you want to see. I
18 don't know if it's too crowded. Again, I'm not a
19 landscape architect. Most of the time, people want
20 stuff spread out. We don't want it crammed too
21 close, if you follow.

22 COMMISSIONER MALAVASI: Right. But
23 the fact of the matter is we want street trees. The
24 more critical and the more concerning is sight
25 distance for drivers as opposed to 30 feet. I don't

1 think that 30 versus 40-feet-wise is going to hurt
2 the trees. It's not really that tight, but I think
3 we can ask the engineer again. Are they spread so
4 much that 30 feet is too close? I don't think that
5 40 is going to be that much better.

6 MR. CRAY: No, 30 feet is very
7 common, and I mean I suppose there may be some
8 species that when they reach mature growth, we can
9 talk about whether that's pushing the limites. But
10 the trees that are specified in Hudson County Land
11 Use Ordinance are trees that don't get so big, which
12 is helpful. This is would be news if going to 30
13 feet would be a problem.

14 And the other thing is that what I had
15 discussed with the engineer earlier in the
16 application process was that sight triangles were
17 something we worked out with the walk. But with the
18 trees, it's not a issue in Hudson because of the
19 tree spaces that are specified because they don't
20 get to that 24-inch diameter or something like that.
21 That wasn't really the driving factor. I agree with
22 you that we don't want them too close together. I
23 agree with that. My experience has found that
24 30 feet has not been a problem with the species
25 Hudson County specifies. There's a whole list.

1 And the thing is with the six shown, three
2 are in the right-of-way. The other three I defer to
3 the County Planning Department. Normally what
4 happens if they're not right on the right-of-way
5 line, it's a nice aesthetic, but it doesn't count as
6 a street tree. In some cases if you come closer,
7 you can get credit for the six, whereas, now it
8 looks like you might only get three. But I defer to
9 Byron in the Planning Department. I want to make
10 sure you have enough in compliance, and you know,
11 the numbers match.

12 MR. WATSON: What we can do is we can
13 pull these all forward and revise the plans with
14 three trees at the island in the back. We'll just
15 flip stuff around, and we can squeeze it closer.
16 Whatever we can't fit on the 30-foot spacing, we'll
17 just bank.

18 MR. CRAY: Right now, is the request
19 to plant six and contribute for the remainder?

20 MR. WATSON: What we'll do, we can
21 revise it. We'll space them at 30. Whatever we can
22 get we'll put in. We'll pull these three trees
23 closer to the right-of-way, squeeze everything and
24 go onto 30. If we can get an extra tree or two in
25 there, we will. If not, we'll just contribute to

1 the trust fund with the remainder.

2 MR. CRAY: My understanding of the
3 dialogue over the review period, it was understood
4 that you weren't going to be able to get the entire
5 number, and there was going to be a contribution.
6 At this point we're working out what that balance
7 is. It was understood that I thought it was some
8 kind of issue.

9 MR. TRIDENTE: I thought that it was
10 seven.

11 MR. WATSON: We've got six that are
12 close to the right-of-way.

13 MR. CRAY: It might be feasible to
14 get the seven in revised plans as a condition of
15 approval, and I understand if we don't fit the
16 seven --

17 MR. WATSON: We'll bank the others.
18 We're going to have to resubmit for the subdivision
19 for you guys anyway.

20 MR. CRAY: Yeah. It was mentioned
21 earlier about the revised plans. My understanding
22 is that the land swap become an opportunity for you
23 technically with regard to the subdivision, so we'll
24 work it out tonight and provide the testimony
25 because you happened to be here tonight for a site

1 plan application, instead of having to come back for
2 an amended site plan. You may have to go to the
3 town, but at the County, if we get it on the record
4 that you have a different footprint because other
5 land became available, the square footage, get that
6 on the record, so that way tonight, we capture the
7 revised plans, you have to come back for to the
8 subdivision, but not an amended site plan, which
9 should also mean the site plan testimony is pretty
10 much closed.

11 What I'm trying to work out is that any
12 plan revisions are done as a condition of approval
13 for tonight's condition. It wouldn't come back in
14 front of the Board.

15 MR. WATSON: That's fine. We can
16 make the conditions we just talked about to shorten
17 up the distance between pulling everything forward
18 and bank the difference. That's not a problem.

19 MR. CRAY: Now, is there also
20 engineering testimony? After your presentation, are
21 there other individuals?

22 MR. WATSON: We have basically agreed
23 to everything your letter. I know there was some
24 concern about turning radiuses afterward. Tony can
25 come up and testify about that. Without going into

1 all his testimony, they control all the deliveries
2 and can tell you how they can arrange to have
3 deliveries shortened and change trucks. We don't
4 have to have those trucks in there. I don't know
5 how that came about with the WB-50s, but he can
6 control the trucks and have smaller trucks.

7 MR. CRAY: If you could, if the
8 testimony is going to be offered from the owner, if
9 you could, what was after the application and the
10 most recent submission was a letter, but I'm sorry,
11 Mr. Chairman. Should roll into my review, or should
12 I --

13 CHAIRMAN MEHTA: Do the review.

14 MR. CRAY: My actual review letter is
15 dated February 1st, and the applicant came to the
16 review committee. We were working through items.
17 They wanted to work some things out with the
18 Township many items including this wall, which was
19 part of our review. That was since worked out. So
20 then they submitted letters of May 2nd and May 5th,
21 one addressed to the County Planning Division, one
22 addressed -- both addressed to the County Planning
23 Division, but they both addressed the February 1st
24 review letter of Remington, Vernick & Arango.

25 Their letter were on record and the

1 revised plans have addressed a majority of the
2 comments. What's remaining is quite minor. It was
3 a couple items that needed testimony. I mentioned
4 that. One of the last submissions they made was the
5 vehicle turning plan. If you could maybe have a
6 sidebar with your client, sometimes those plans are
7 simulated turnings.

8 What I need to know is how it really works
9 because depending on the speed, their simulations
10 may or may not reflect what's plotted because what
11 is provided, we already heard testimony for, that I
12 know there were representations that you're not
13 changing the circulation pattern from what is out
14 there now, and that's fine, but we want to make sure
15 this approval isn't providing a blessing to operate
16 in a way that would not function well for Schuyler.
17 Sometimes that can be controlled by the delivery
18 hours.

19 For example, the egress of the vehicle.
20 The plan that was provided to us shows that it is
21 relied on that no cars are parked on the other side
22 of the road, and yet off-street parking is legal
23 there. That would mean it's off hours, and those
24 spots are never used. The truck will get out of
25 there, we know. We don't want it to be that it does

1 it by a K turn. We want him to get in and out of
2 Schuyler without having to do any kind of awkward
3 maneuvers. Coming in you're, relying on sneaking
4 over the lane, which again, would not be what we
5 want to do with heavy traffic there.

6 So I think there is a need for information
7 for the record for the owner to speak to the
8 operational aspects of it, and also you can explain
9 the turning plans if we haven't received that
10 already for him to describe how that's operated in
11 the past and how it's going to operate in the
12 future.

13 MR. WATSON: Do you want to hear from
14 him, or do you want to finish with me first?

15 MR. CRAY: I think that's the main
16 things in my letter. So I guess the owner, and it
17 might be a combination of the owner and the planner.
18 Have you seen the vehicle turning plans?

19 MR. MONTERO: Mr. Louriero, he's been
20 sworn in earlier. So Mr. Louriero, can you tell us
21 the deliveries to the site, what are the hours when
22 you expect to have deliveries made to the
23 supermarket?

24 MR. LOUREIRO: Well, the deliveries
25 to the supermarket, maybe I should explain about

1 this supermarket. It's an ethnical supermarket,
2 where perhaps 80 percent of the products we sell
3 there, we import ourselves. We control the delivery
4 from our warehouse in Newark, which is basically
5 about 15 minutes from this location. We do get a
6 delivery from our supplier, CNS, three times a week.
7 That usually comes in a trailer. That comes in, and
8 usually we have them there at seven o'clock in the
9 morning. They come in Monday, Wednesday and
10 Thursday. During the day we control the entrance
11 because the trucks that we bring in our own, they're
12 28-foot flatbeds -- I mean box trucks.

13 We do have about nine o'clock in the
14 morning at twelve and four, we have a small van. We
15 bread delivered three times a day.

16 MR. MONTERO: And with regard to
17 traffic out, how would the trucks go in to and out
18 to deliver?

19 MR. LOUREIRO: Basically what is
20 configured here, how they come in and out, the
21 trucks that will be coming in here probably twice a
22 day are the 28-foot box trucks. The trailer comes
23 in, we have a trailer deliver like I said, on a
24 Monday, Wednesday and Friday.

25 MR. MONTERO: That's early in the

1 morning?

2 MR. LOUREIRO: Yes.

3 MR. CRAY: What type of truck is
4 that, what's the length?

5 MR. LOUREIRO: That's 28 feet.

6 MR. CRAY: I thought that was the box
7 truck.

8 MR. LOUREIRO: They are. The
9 trailers, 48-footers.

10 MR. WATSON: That is the plan. We
11 have a WB-50. We will redo this to show it to you.
12 He can control everything so that when it does come
13 in early, the parking lot is basically empty.
14 There's no one in the store yet. He can make the
15 turns to show it's not a problem for the cars and
16 equipment. With the warehouse, the whole reason for
17 him doing this is he can unload the trailer in 20 to
18 30 minutes. You just have to pull everything off.
19 The driver is going to stay there, empty the
20 trailer.

21 MR. CRAY: That's fine that the time
22 helps from an operational perspective. Whether it's
23 there ten minutes or hours, I'm coming out of the
24 driveway. The box truck is not an issue. What it
25 sounds like that you're going to represent, you can

1 have emergency vehicles and fire trucks there maybe
2 as a once or twice a year type thing. You're saying
3 that the day to day are box trucks. Three times a
4 week are the WB-40, which is the shorter semi truck,
5 and as a condition of approval, you can provide that
6 plan that's represented for fire trucks.

7 MR. WATSON: The plan we show the
8 bigger one because that's the one we have to get in
9 and out if there is a situation and get the fire
10 truck in.

11 MR. CRAY: But it sounds like it's
12 more of a special situation. The typical routine
13 including the bigger truck two days a week is still
14 not that size. It's a smaller truck WB-40.

15 MR. WATSON: We can give you a second
16 exhibit. You can make that a condition to give the
17 second exhibit.

18 MR. CRAY: Mr. Chairman, that helps
19 address the question we have. The supermarket is
20 there now and the driveways are not going to change.
21 What was described I want that to be on the record
22 because if something was to change operationally, it
23 would need further review. But the way it's been
24 described, I think it's a reasonable response to the
25 question.

1 CHAIRMAN MEHTA: So this is, you are
2 not getting an addition for the business area,
3 you're getting the warehouse addition?

4 MR. LOUREIRO: Just the warehouse
5 capacity. The retail area will be the same.

6 CHAIRMAN MEHTA: And with the
7 deliveries, there will be the same number of parking
8 stalls? Will there be the same number of parking?

9 MR. LOUREIRO: I believe number of
10 parking, we decreased it by one because of the
11 landscaping and putting the handicapping compliance.
12 We lost one parking spot.

13 MR. WATSON: We lost two.

14 MR. CRAY: 89 to 87, I believe.

15 CHAIRMAN MEHTA: Does the Board have
16 any other questions?

17 MS. FERRARA: Mr. Chairman, just to
18 recap before we take a vote, the applicant has
19 agreed that separate from the site plan, a
20 subdivision application will be filed with the
21 County, correct?

22 MR. MONTERO: Correct.

23 MS. FERRARA: And the applicant is
24 going to provided site plan with the driveway and
25 seven trees. If it's not feasible, there will be a

1 contribution for the all remaining trees, and all
2 trees will be placed near the County right-of-way.
3 The third condition of approval is there will be a
4 revised turning template for the site plan to
5 illustrate the requirements that Mr. Cray outlined.

6 MR. WATSON: That would be WB-40.

7 MS. FERRARA: Mr. Chairman, the
8 remaining planning requirements that have been met
9 are green landscaping and redevelopment.

10 CHAIRMAN MEHTA: Mr. Mario, do you
11 have any comments?

12 MR. TRIDENTE: No further comments.

13 CHAIRMAN MEHTA: Any motion?

14 MR. CURLEY: Mr. Chairman, just one
15 other condition, that Kearny approves the same site
16 plan and subdivision, and it has to be filed with us
17 with the revised drawings.

18 MR. MONTERO: We're okay with that.

19 MS. FERRARA: On motion made by
20 Commissioner Bettinger. Second by Commissioner
21 Cryan.

22 Commissioner Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. FERRARA: Commissioner Cryan.

25 COMMISSIONER CRYAN: Aye.

1 MS. FERRARA: Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. FERRARA: Commissioner Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. FERRARA: Chairman Mehta.

6 CHAIRMAN MEHTA: Aye.

7 MS. FERRARA: The motion passes.

8 Mr. Chairman, the next application on the
9 agenda is Application 2016-25-SP, Ishay Group;
10 located 3463 John F. Kennedy Boulevard; Block 2603,
11 Lot 51 in Jersey City. Mr. Chairman, this
12 application was requested to be dismissed. So the
13 action to be taken is to dismiss it without
14 prejudice.

15 CHAIRMAN MEHTA: Do I have any
16 motion?

17 MS. FERRARA: On a motion made by
18 Commissioner Hernandez. Second by Commissioner
19 Bettinger.

20 Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. FERRARA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. FERRARA: Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. FERRARA: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. FERRARA: Chairman Mehta.

4 CHAIRMAN MEHTA: Aye.

5 MS. FERRARA: The motion has passed.

6 Mr. Chairman, the next application be
7 heard, Application 2016-30-SP, Applicant Fig Tree
8 Development, LLC; located at 306 Park Avenue; Block
9 166, Lot 24.01, in Hoboken.

10 MR. MATULE: Good evening, Mr.
11 Chairman, Board Members. Robert Matule appearing on
12 behalf of the applicant. Just by way of background,
13 this is an application for a property at 306-308
14 Park Avenue in Hoboken. The name comes from a
15 former restaurant that was there, the Fig Tree
16 Restaurant. It's the renovation and conversion of
17 this mixed used building. It was formerly a
18 restaurant with six residential units. It is now
19 being renovated, and a lot of the structures in the
20 back are removed to create a more open rear yard,
21 and create a four-family dwelling.

22 Hoboken approved it in December of 2015,
23 and we're here for County approval. The architect
24 of record, Mr. Basal, is away this week, and we have
25 his colleague, Mr. Thibault, a licensed architect in

1 the state of New Jersey who will be standing in for
2 him to take you through the application. I'm going
3 to call him up to qualify him. I also believe
4 Mr. Basal had responded to Mr. Cray's report in
5 writing prior to the tonight's evening. We'll put
6 that on the record that we'll following through that
7 response. Mr. Thibault will address that in this
8 testimony.

9 (The witness is sworn.)

10 MR. CURLEY: Please state your name
11 for the record and spell your last name.

12 MR. THIBAUT: My name is Carrow
13 Thibault, T-h-i-b-a-u-l-t.

14 MR. MATULE: Mr. Thibault, would you
15 give the Board the benefit of what degrees you hold,
16 your professional employment history and experience.

17 MR. THIBAUT: I have a bachelor of
18 architecture from Syracuse University. I am
19 licensed in the state of New Jersey and the state of
20 New York, and I have work for various firms in New
21 York over the past 35 years. I currently am in
22 practice for myself in Hoboken. I have appeared,
23 not appeared before the Hoboken -- I'm sorry, the
24 Hudson County Planning Board, but I have appeared
25 before other municipal boards including Hoboken

1 Zoning and Hoboken Historic agency.

2 CHAIRMAN MEHTA: We accept him.

3 MR. THIBAULT: Thank you.

4 Mr. Thibault, just walk the Board through the
5 application, what the current site conditions are,
6 and what the applicant is going to do.

7 CHAIRMAN MEHTA: Please talk into the
8 mic.

9 MR. THIBAULT: As Mr. Matule said,
10 the existing property is a six-family residential.
11 It's going down to a four-family building and the
12 height of the building is going to be increased to
13 accommodate that extra space.

14 CHAIRMAN MEHTA: Excuse me, can you
15 speak louder?

16 MR. THIBAULT: I'm trying to. So
17 it's just we are reducing a six-family to a
18 four-family, including to remove the structures in
19 the rear yard so there's more open space, less
20 impervious surfaces. The front of the building that
21 we have on the County right-of-way, that's the
22 primary issue. The stoop is going to be removed and
23 that same footprint will be utilize as planters,
24 which are right in the County right-of-way.

25 There is an existing canopy that extends

1 about 18 inches. That's going to be retained, and
2 there will be about two light fixtures on the face
3 of the building.

4 MR. MATULE: And we are going to
5 apply to the Freeholder Board.?

6 MR. THIBAUT: For a franchise for
7 the adaptation of those structures.

8 MR. MATULE: And do you want to take
9 them through the site plan?

10 MR. THIBAUT: So the existing site
11 plan is showing a lot more lot coverage. This is
12 going to be awning. There are two existing stoops,
13 which now become planters. The awning remains. The
14 entrance, previously the stoops had been the
15 entrance to the residential, and the entrance to the
16 commercial is in the center. So what was previously
17 the commercial entrance is now an entrance for the
18 entire building's residential use.

19 There's an extensive garden, landscaping,
20 pervious pavings, larger rear yards, and there is a
21 green roof being installed, and there is a water
22 detention. There is a tank in the rear. One of the
23 stipulations or one of the choices from the County
24 to mitigate and make it a more sustainable property,
25 there is a detention tank to hold the water and to

1 slowly disburse it into the municipal storm system.

2 MR. MATULE: Have you had the
3 opportunity to see Mr. Cray's letter regarding the
4 engineering comments?

5 MR. THIBAUT: Yes, I have.

6 MR. MATULE: Do you have a response
7 to that?

8 MR. THIBAUT: Yes.

9 MR. MATULE: For the record the
10 applicant will address Mr. Cray's comments and the
11 franchise application; is that correct?

12 MR. THIBAUT: That's correct.

13 MR. MATULE: And show them the
14 elevation.

15 MR. THIBAUT: So here we have the
16 propose elevation, the planters on either side.
17 This is a venting system awning that I mentioned,
18 and the entrance to the building, which is now a
19 four-unit residential as opposed to six. That's our
20 roof. This is the rear of the property.

21 MR. MATULE: The building has been
22 raised out of the flood plain in compliance with the
23 Hoboken flood ordinance?

24 MR. THIBAUT: The Hoboken flood
25 ordinance, the level of the building. The entrance

1 has also flood protection measures.

2 CHAIRMAN MEHTA: What is the use of
3 the building in the flood plain?

4 MR. THIBAUT: It was a restaurant.
5 It's now just used as the entranceway. It's flood
6 proof because it can't be used for any residential
7 application because it's below the Elevation 14.
8 Under the flood ordinance, you can just use it as
9 storage or entranceway, and it's also a way to get
10 out to the rear yard and bike storage.

11 CHAIRMAN MEHTA: And the building was
12 an existing six-family and now it's four-family?

13 MR. THIBAUT: Four-family also
14 substantially reducing the preexisting impervious
15 coverage in the back yard.

16 CHAIRMAN MEHTA: That is a first for
17 Hoboken. Any other Commissioner have any questions?

18 COMMISSIONER BETTINGER: So is it
19 going to be rental or condo?

20 MR. MATULE: I believe the plan is
21 it's going to be condominium. Ultimately, the
22 market will determine.

23 COMMISSIONER BETTINGER: Is it an
24 elevator building?

25 MR. THIBAUT: Yes, and the elevators

1 are set up so they have switching sensors on them so
2 if there is any water that comes in, all of the
3 elevators automatically go up, and under the flood
4 ordinance, all of the gas meters and electric meters
5 are out of the flood plain.

6 MR. CRAY: Thank you, Mr. Chairman.
7 Just from an engineering review perspective, we
8 issued a review letter May 27th. The applicant came
9 to the site plan advisory board meeting. They
10 issued their letter of June 3rd, as was referenced.
11 The application was pretty complete in the
12 beginning, and to go from a restaurant with six
13 units to four unit, no existing parking or proposed
14 off-street, no existing or proposed driveway, it's
15 straightforward from an engineering perspective.

16 So there wasn't much left in the letter,
17 more technical in nature. Their June 3rd letter has
18 agreed to address all of them. The major thing was
19 the standard practice, franchise agreement. The
20 decrease in storm management proposed to North
21 Hudson Sewage Authority, it's less water, so there's
22 really no remaining questions or concerns from an
23 engineering perspective.

24 CHAIRMAN MEHTA: Mr. Malavasi.

25 MR. THIBAUT: Just one thing, the

1 applicant is proposing a granite curb, and it was a
2 concrete curb in the past. Given the existing
3 conditions, we will allow that. I want to put that
4 on the record to have the granite curb.

5 MR. MATULE: I think that -- I think
6 we're going to have a granite curb. We can check
7 the site plan as well.

8 MR. THIBAUT: It will be new granite
9 curbs on the property.

10 COMMISSIONER MALAVASI: Okay. That
11 is a deviation from our standard.

12 MR. MATULE: Thank you for picking
13 that up. The applicant is here behind me. They're
14 listening.

15 CHAIRMAN MEHTA: Mr. Mario.

16 MR. TRIDENTE: I was out just two
17 days ago, and I deemed those sidewalks to be in
18 servable condition. I did note the stone curbs were
19 in place, that they were going to be replaced with
20 new stone curbs. So I just wanted to verify what
21 it's going to be.

22 MR. THIBAUT: So the new concrete
23 sidewalk is going to be installed, and a new granite
24 curb will be put in to match the existing adjacent.

25 MR. TRIDENTE: I just to bring your

1 attention to page Z006, the concrete apron.

2 MR. CRAY: I think that one of the
3 remaining comments was to revise the details to make
4 it consistent with the County details, so I think
5 that will be addressed as a condition of approval.
6 I do notice that a couple of the utilities you have
7 to replace, so you had open up the sidewalk
8 regardless. My understanding was you're going to
9 saw cut at the edges and replace all the sidewalk.
10 That's what is proposed?

11 MR. MATULE: That's generally what
12 Hoboken requires.

13 MR. CRAY: So the County was seeing
14 of you could salvage it. I think what you're doing
15 with the construction Hoboken was looking for, you
16 propose to replace all of them and reset the curb
17 with the new granite curb.

18 MR. MATULE: We will have Mr. Basal
19 make those corrections on the signature sets of the
20 drawings.

21 MR. CRAY: I don't have an
22 engineering concern about the granite curb. I defer
23 to the Board as far as what their standard practice
24 in this portion of Hoboken for consistency. I don't
25 have that answer.

1 MS. FERRARA: I just have on
2 question, and then I'll recap. Where you are
3 proposing the bike storage?

4 MR. THIBAUT: It doesn't
5 specifically call it out, but the entire ground
6 floor is storage. I think in the original plan, we
7 actually had compartments laid out down there. They
8 didn't want it. They wanted it to be all open for
9 the flood mitigation, but this will be available for
10 the residents to use.

11 MS. FERRARA: It's a storage area and
12 not racks?

13 MR. THIBAUT: Right.

14 MR. CRAY: I'll just ask the
15 question. Is there bluestone now, the curb?

16 MR. THIBAUT: Yes.

17 MR. CRAY: So are you replacing
18 bluestone because it says granite.

19 MR. THIBAUT: Granite is better.

20 MR. CRAY: In kind. So that's just a
21 clarification of the plan.

22 MR. MATULE: I'll ask Mr. Basal.
23 I'll get confirmation whether it's bluestone or
24 granite, whatever it is, that's what will be
25 replaced so it matches the neighboring property.

1 MR. CRAY: I think that was the
2 intent. I think that was one of the clarifications
3 that you just want to make.

4 MS. FERRARA: Mr. Chairman, do you
5 want me to do a recap before we vote? So in terms
6 of green techniques, that includes native landscape,
7 bike storage and on-lot treatment. I clarified that
8 the bike parking, there is a storage area on the
9 first floor. The shade tree requirement has been
10 satisfied. The application is required to have one
11 tree, but there are two trees on the property, and
12 application will be getting a franchise agreement
13 for the proposed planter and overhang. The
14 applicant will provide site plan with curb details
15 and distinguish on the site plan whether it will be
16 granite curb or bluestone.

17 COMMISSIONER BETTINGER: Mr.
18 Chairman, I can't resist asking the question. Do
19 you have a fig tree?

20 MR. MATULE: I don't know if it would
21 make it through the winter. The former owner went
22 back to Ireland.

23 CHAIRMAN MEHTA: Do I have a motion?

24 MS. FERRARA: On a motion made by
25 Commissioner Cryan. Second by Commissioner

1 Bettinger.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Cryan.

5 COMMISSIONER CRYAN: Aye.

6 MS. FERRARA: Commissioner Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. FERRARA: Commissioner Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. FERRARA: Chairman Mehta.

11 CHAIRMAN MEHTA: Aye.

12 MS. FERRARA: The motion passes.

13 MR. MATULE: Thank you very much.

14 MS. FERRARA: Mr. Chairman, the last
15 application here is 2016-34-SP; Skyline Fuels, LLC;
16 located at 979 John F. Kennedy Boulevard East; Block
17 61, Lot 23; Hoboken.

18 MS. KACZYNSKI: Good evening,
19 Mr. Chairman, Members of the Board. My name is Kara
20 Kaczynski. I'm here on behalf of the applicant this
21 evening, Skyline Fuels, LLC. The application before
22 you is concerning the property at 979 Boulevard East
23 in Weehawken. As you know, that's Block 61, Lot 23,
24 and that property has frontage and access on County
25 Road 505. That's why we're here before you this

1 evening.

2 The property currently is being utilized
3 as a service station that has a convenience retail
4 portions as well as a gas station. The proposal is
5 to remove the service station portion of operation,
6 and make that entire building, which is
7 approximately 2,945 square feet, all convenience
8 store retail. There is not going to be any changes
9 to access, no changes to the building footprint, no
10 changes to the impervious coverage. The only change
11 will be in the actual use of that building.

12 I have here with me this evening our
13 engineer, Chuck Olivo, who will testify with regard
14 to any other changes that we're showing on the site
15 plan, and to exactly what it is being presented to
16 this Board. We have review both the T & M letter of
17 June 7th, as well as the County letter of June 9th,
18 and we are prepared to address those items. Any
19 changes or questions to those, our engineer will
20 address for you as well. Unless you have any
21 questions, I would like to call Mr. Olivo.

22 (The witness is sworn.)

23 MR. CURLEY: Please state your name
24 for the record and spell your last name.

25 MR. OLIVO: Good evening,

1 Mr. Chairman, Commissioners. My name is Charles
2 Olivo, O-l-i-v-o. I am a principal for Stonefield
3 Engineering and Design, located at 75 Orient Way,
4 Rutherford, New Jersey. Just by way of background
5 if you would like, I am a licensed civil engineer in
6 the state of New Jersey. I'm also a certified
7 traffic operations engineer. I have a bachelor of
8 science in the field of civil engineering from the
9 University of Notre Dame. I have testified before
10 approximately a hundred municipalities, North
11 Bergen, Hoboken, Jersey City, a number of those
12 throughout Hudson County and certainly other states
13 as well as in the field civil engineering and
14 traffic engineering.

15 CHAIRMAN MEHTA: So are you
16 testifying in your capacity as a traffic engineer?

17 MR. OLIVO: Just a little bit on the
18 traffic side, but there is really not a whole lot to
19 talk about. On the civil side, I would like to give
20 you somewhat of an overview of what's being proposed
21 here which is rather minimal, so both from a civil
22 and traffic perspective.

23 CHAIRMAN MEHTA: We accept him.

24 MS. KACZYNSKI: Thank you, Mr.
25 Chairman. Mr. Olivo, if you just advise in general

1 the overall project, and the explanation of the
2 site?

3 MR. OLIVO: Certainly. The site is
4 located between 48th Street and 47th Street on
5 Boulevard East in the Township of Weehawken. We
6 have had an opportunity to present the application
7 before the Township of Weehawken, and it has been
8 approved at this point. In addition to looking at
9 not just the surrounding roadways, we've also
10 reviewed the on-site conditions.

11 And as project counsel mentioned,
12 essentially not much is changing on the site with
13 exception modernizing the site. As I'm sure the
14 Board is very familiar with many of the service bays
15 that are connected with gas stations have since left
16 these type of sites, and convenience stores have
17 become more prevalent and more modern as part of
18 that integrated gasoline fueling service along with
19 the convenience store offering, and that is
20 effectively what is being proposed here.

21 In addition to the site, in addition to
22 that, all of the lighting on the site will be
23 replaced with much cleaner LED lighting, both
24 underneath the canopy as well as any of the area
25 lights. So in terms of what's being provided in

1 terms of equipment, the inside of the building, the
2 service bays will be completely updated and
3 modernized, but also you will have some exterior and
4 site upgrades. Lighting one is of them.

5 Landscaping, some of the small landscape
6 areas that are existing on the site will be
7 installed. There will be a number of landscaping
8 trees installed within those areas, relatively
9 small, but we're doing our best to dress up that
10 frontage along Boulevard East.

11 In addition to that, the existing access
12 points, there are two that are located along
13 Boulevard East and one on 48th Street. Those will
14 remain exactly as they are today. The number of
15 fueling positions, which is eight, will remain
16 exactly the same. The impervious coverage outside
17 of cleaning up some areas of older concrete pads and
18 replacing it with continuous asphalted surface,
19 striping, 17 parking stalls. The impervious
20 coverage has not changed. So really what is
21 changing is inside of that service building. There
22 is no access on 47th Street. There will be no
23 vehicular access on 47th Street in the proposed
24 condition.

25 In terms of the letters that we received

1 with regard to the comments, I think the
2 professionals of the Board have acknowledge that
3 there is really not too much that's changing as a
4 result of this modification of use from the service
5 station to the convenient store. We do recognize
6 that there could be a slight uptick in traffic as a
7 result of having this convenience store use.

8 I have studied hundreds of gasoline
9 fueling service and convenience stores. The
10 majority of traffic generated is coming from the
11 actual roadways themselves. Boulevard East is a
12 major County arterial. We would expect a majority
13 of traffic pass-by, already on the roadway today.

14 In addition to that, by adding the
15 convenience store element here, you are providing
16 more of a convenience offering for those that are
17 coming to and from site today. So someone who might
18 have their vehicle fueled is able to go into the
19 convenience store, grab a cup of coffee and continue
20 on their way, exactly how these sites work. You
21 have one integrated trip, with the vehicle coming on
22 the site, using both the convenience store and the
23 gasoline and continuing on their way. That is what
24 we would expect in this redeveloped condition.

25 In terms of the requirements with regard

1 to street trees, I'm sure everyone is familiar with
2 this area of Weehawken because the views are
3 incredible. In fact, across the street, you have a
4 very nice linear park, and there's a lot of
5 sightseeing that goes on, and there's a great
6 Mexican restaurant which is located catty-corner to
7 this site location. The sidewalk area is actually
8 generally speaking throughout the course of the day
9 very well-utilize by pedestrians. You have a number
10 of buses that stop along that area provide you with
11 connection north and south and into the Hoboken and
12 New York City area.

13 So in terms of areas for street trees or
14 shade trees, it's very challenging here in the
15 right-of-way itself. We would be seeking to
16 contribute to the shade tree fund rather than
17 creating areas that could be obstructions to
18 pedestrians. You also have traffic signals in the
19 right-of-way here, street furniture such as benches,
20 NJ Transit. It's just a lot of activity and
21 equipment. What we would prefer to do is contribute
22 to that fund. You have incredible trees and
23 canopies located to the east here on the other side
24 of the roadway, and we feel that money would be
25 better utilized rather than trying to find a place

1 for the shade trees, just contribute to the fund and
2 find a better home for those trees.

3 In terms of the other items on the
4 checklist, there are two that we need to meet. We
5 had an opportunity to speak with Mr. Nicholas, the
6 County Planner, to discuss installing bike racks
7 on-site, which we are more than happy to do. It's
8 actually a good location for that given the mobility
9 and pedestrians, et cetera, that you have traveling
10 through the area.

11 Other than that, there were some questions
12 about operations in terms of fuel trucks. Fuel
13 trucks and delivery trucks would essentially use the
14 same pattern that they do today, which they come
15 north, they make a left onto 48th Street, they
16 continue into the site, and then they make a right
17 turn back onto Boulevard East and continue back
18 south. So you have generally those movements today.
19 We would expect a little bit more traffic, smaller
20 box trucks or vans for the convenience store itself.
21 They are generally infrequent and don't interrupt
22 the movement of traffic or pedestrians throughout
23 the course of the day.

24 With that being said, as I mentioned, the
25 access management plan will stay the same. The

1 impervious will stay the same. We're just really
2 improving and modernizing the look and the feel of
3 the site, and swapping out that service station use
4 or for a more modern use.

5 MS. KACZYNSKI: Directing you to the
6 comment letter, the June 7th comment letter of T &
7 M, we basically agree to address all of the items.
8 I'll direct you to the lighting plan comment. There
9 was a comment about the lighting affecting the
10 neighbors, but shielding shall be provided. The
11 applicant is prepared to do that; is that correct?

12 MR. OLIVO: Yeah. Actually, that's
13 part of the Township application. As you go to the
14 west, everything picks up, and that's where you have
15 a lot of your residential density. So there is a
16 lot of sensitivity to that area and the residential
17 neighbors to the west. We use outside shields and
18 things of that nature that would better shield the
19 light. We can certainly do that.

20 MS. KACZYNSKI: And then moving to
21 the June 9th letter of the County, we have agreed to
22 address all of the items there as well. You touched
23 on the bicycle racks that are proposed. It will be
24 included in the plan as well as a cash contribution
25 in exchange for the six shade trees that are

1 required. Other than that we have agreed to address
2 all the other items in that letter; is that correct?

3 MR. OLIVO: That is correct, yes. I
4 think there were just a couple of items about
5 testimony with regard to employees. We're looking
6 at about three to five during peak conditions. As I
7 mentioned, we have 17 parking stalls, and we
8 actually find there is a lot of pickup and dropoff
9 of employees, rather than someone staging a car
10 throughout the course of the day.

11 Emergency access, you do have right-of-way
12 on all but one side to the west, so you're able to
13 access internally to the site and also come to the
14 site if there's an emergency vehicle that needs to
15 let's say fight a fire or a catastrophic condition.
16 You have essentially wrapped the public right-of-way
17 where you can have emergency vehicles, as well as
18 have flexibility and circulation on the site as
19 well.

20 With that, Mr. Chairman, I believe that
21 those are all of the items. I will say that the
22 application did come in relatively late. We
23 appreciate the staff's ability to review it in a
24 timely manner, both on the engineering and the
25 planning, and certainly Mr. Tridente in terms of

1 field conditions has been very helpful and
2 understanding. We appreciate that courtesy as well.

3 CHAIRMAN MEHTA: Are there any
4 questions or comment? Mr. Malavasi?

5 COMMISSIONER MALAVASI: No, Mr.
6 Chairman, I'm fine.

7 CHAIRMAN MEHTA: Mr. Mario.

8 MR. TRIDENTE: I have a question.
9 With 90 feet for right-of-way, I want to know if you
10 can fit at least one shade tree along that frontage?
11 It is beyond reach to install one shade tree?

12 MR. OLIVO: I can certainly work with
13 County staff. I think that's reasonable.

14 MR. TRIDENTE: I also one comment
15 referring to the engineering, the sidewalks have to
16 maintain compliance.

17 MR. OLIVO: We understand that ADA
18 compliance is zero tolerance from deviation. We
19 will be more than happy to meet with the staff in
20 the field or certify work to make sure that it is
21 ADA compliant.

22 MR. PANAGOPOULOS: If I could
23 comment, Mr. Chairman. I did have a staff engineer
24 go out and check the handicapped ramp in the corner,
25 and he advised it was compliant. I don't know if he

1 checked on the cross slopes on the walkway and on
2 the sidewalk. If the County engineer, if you need
3 our assistance, we will help you out on that.

4 COMMISSIONER MALAVASI: We'll take
5 care of it.

6 MR. PANAGOPOULOS: And there was one
7 comment on the eight-foot access aisle for the
8 handicapped space. It's a building department
9 issue. I don't know if that space has already
10 approval for the past use to have an undersized
11 access aisle, but there maybe some -- maybe get
12 approval from DCA. I think it's five feet.

13 MR. OLIVO: The width is five feet.
14 If there is a requirement for a wider accessible
15 area, we can certainly provide it.

16 MR. PANAGOPOULOS: Now that I am
17 looking, you are also providing an 11-foot-wide
18 space with that. It looks like you're okay, but
19 I'll defer to the local building department to --

20 MR. OLIVO: Understood.

21 MR. PANAGOPOULOS: See if the local
22 building department requires a change.

23 MR. OLIVO: We understand. If the
24 local building department requires change, we
25 understand.

1 MR. PANAGOPOULOS: Finally, do you
2 know what time you expect deliveries of either of
3 convenience store or for the gas?

4 MR. OLIVO: Generally speaking, it
5 comes as needed. It's somewhat if a mature
6 operation. I know that they have a delivery vehicle
7 that typically comes to this site. I'm not certain
8 if there is a blocked out window for that
9 particularly. The convenience store items come
10 throughout the course of the day in smaller trucks.
11 Generally speaking, they come outside of the morning
12 rush and the evening rush. So generally what you
13 find is they come about 10:30 or 11 o'clock or on
14 the other side of lunchtime before it starts to get
15 busy in the afternoon.

16 MS. KACZYNSKI: And our apologies, a
17 representative of the applicant couldn't be here
18 this evening, but if there is any concerns with what
19 actually ends up happening with that plan, please
20 let us know. We'll be happy to address it.

21 CHAIRMAN MEHTA: I have a question.
22 What are the business hours?

23 MR. OLIVO: The business hours are
24 six a.m. to midnight per the resolution of the
25 Township.

1 CHAIRMAN MEHTA: And you are changing
2 from the repair garage to convenience store. Had
3 the cleanup been approved by DEP?

4 MR. OLIVO: Yes. I'm not aware of
5 any reason why it would not be at this time. In
6 terms from switching from one the other?

7 CHAIRMAN MEHTA: Yes, the vendor goes
8 through that type of change, and because of that,
9 they do an environmental and the clean up the site.
10 The cleanup is done, yes?

11 MR. OLIVO: If there was any
12 required, which I'm not aware, but in order to open
13 it and have a CO for the use, we would need to meet
14 the environmental requirements, yes.

15 CHAIRMAN MEHTA: Any other comments
16 or questions? Madam Secretary, do you want to
17 recap?

18 MS. FERRARA: Yes. I have one
19 question. The parking lot, was there no agreement
20 with the restaurant across the street for parking,
21 do they offer the valet parking?

22 MR. OLIVO: No, not that I'm aware
23 of. I'm not aware of any agreements.

24 MS. FERRARA: Sure. So just to recap
25 before we take a vote. They will be having native

1 landscaping as a green technique. The second green
2 technique is bicycle parking.

3 MR. OLIVO: They should have come
4 into today. I know the staff hasn't had an
5 opportunity to review them. We did show bike racks
6 interior to the site, yes.

7 MS. FERRARA: And you will work with
8 our office with the tree planting to accommodate one
9 tree?

10 MR. OLIVO: Yes.

11 MS. FERRARA: You will work with the
12 County engineer and make sure the sidewalk is in
13 compliance?

14 MR. OLIVO: Yes, correct.

15 MS. FERRARA: And I have also confirm
16 with local building department the handicap parking
17 aisle?

18 MR. OLIVO: Yes.

19 MS. FERRARA: Mr. Chairman, I have no
20 other areas in the recap.

21 MR. TRIDENTE: Mr. Chairman, I would
22 just like to add one more comment. I would like to
23 remind the applicant to call the office for final.

24 MR. OLIVO: Understood.

25 MS. FERRARA: On a motion made by

1 Commissioner Cryan. Second by Commissioner
2 Bettinger.

3 Commissioner Bettinger.

4 COMMISSIONER BETTINGER: Aye.

5 MS. FERRARA: Commissioner Cryan.

6 COMMISSIONER CRYAN: Aye.

7 MS. FERRARA: Commissioner Hernandez.

8 COMMISSIONER HERNANDEZ: Aye.

9 MS. FERRARA: Commissioner Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. FERRARA: Chairman Mehta.

12 CHAIRMAN MEHTA: Aye.

13 MS. FERRARA: The motion has passed.

14 MS. KACZYNSKI: Thank you, everyone.

15 Have a good evening.

16 MS. FERRARA: Mr. Chairman, the next
17 item on the agenda is Applications to be Declared
18 Exempt. The first application is 2016-35-SP; West
19 6th Realty, LLC; located at 143 Avenue A; Blocks
20 301.02 & 301.03, lots 11-15 & 1.

21 The next applications is 2016-36-SP; Ash
22 Urban Development, LLC; located at 2-16 Ash Street &
23 444-446 Whiton Street; Block 17502, Lots 1-12, in
24 Jersey City.

25 The next application to be declared exempt

1 is application 2016-37-SP; Hartz Mountain
2 Industries; located at 435 Bergen Avenue; Block 286,
3 Lots 4 & 4.01, in Kearny.

4 CHAIRMAN MEHTA: Do I have a motion?

5 MS. FERRARA: On a motion made by
6 Commissioner Cryan. Second by Commissioner
7 Bettinger.

8 Commissioner Bettinger.

9 COMMISSIONER BETTINGER: Aye.

10 MS. FERRARA: Commissioner Cryan.

11 COMMISSIONER CRYAN: Aye.

12 MS. FERRARA: Commissioner Hernandez.

13 COMMISSIONER HERNANDEZ: Aye.

14 MS. FERRARA: Commissioner Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. FERRARA: Chairman Mehta.

17 CHAIRMAN MEHTA: Aye.

18 MS. FERRARA: The motion has passed.

19 The next item on the agenda is Notice of
20 Action, Applications Declared Exempt deliver exempt
21 at the Subdivision and Site Plan Review Committee.
22 I am just going to read these for the record. There
23 is no action to be taken on these.

24 Application 2016-39-SD; Applicant, St.
25 Aloysuis Convent; located at 9, 15 & 17 Gautier

1 Avenue, and 178 Kensington Avenue; Block 16203, Lots
2 1, 2, 3, 8 & 9.01 in Jersey City.

3 Next application is 2016-43-SD; Applicant,
4 Riverwalk C Urban Renewal, LLC; 17 Avenue of Port
5 Imperial; Block 168.01, Lot 7.07, in West New York.

6 CHAIRMAN MEHTA: Do I have a motion?

7 MS. FERRARA: No, Mr. Chairman.

8 There is no vote and no action. These applications
9 were declared exempt at the Site Plan Review
10 Committee.

11 The next item on the agenda is old
12 business. Under old business the next item on the
13 agenda is Hudson County Planning Bylaws Amendment.
14 At the last Site Plan Review Committee, we have made
15 some changes to clarify the language. A memo will
16 be forthcoming at the next meeting with the
17 clarification and bylaws statement to be evaluated.

18 The next item under old business is
19 Revised 2016 Hudson County Planning Board Schedule
20 of Meetings. We have polled the Board. The Board
21 Members are available on the third Tuesday, and
22 there were conflicts with Freeholder or holidays
23 that we adjusted, and I have to confirm with the
24 HCIA office to start having meeting there for next
25 month in July.

1 And then the last item that I have is new
2 business. New business is a summary on the Update
3 on the handout. We have to have a public hearing
4 for this process. I will make a brief presentation,
5 and if there are any Members of the public that
6 would like to comment on the proposed amendments as
7 well as Board Members.

8 So as the Board is aware, we received
9 money from the North Jersey Transportation Planning
10 Authority to update the our land development
11 regulations. Our land development regulations
12 essentially is our ordinance that guides development
13 along County roads or any County properties, or any
14 development that affects County properties. What we
15 have found over the years using the current land
16 development regulations, there is a need for some
17 updating in light of just new techniques, new
18 engineering techniques, new ordinances and new
19 regulations from DEP.

20 Many of the things that you can see here
21 is a lot of resiliency that we try to incorporate
22 post Hurricane Sandy. We are just pretty much
23 summarizing the general themes of the land
24 development regulations. One of things that we
25 needed to focus on was environmental. Our funders,

1 the North Jersey Transportation Planning Authority,
2 does require that there should be some analysis on
3 environmental justice. What we have found is, I'll
4 go through in general and go into the environmental
5 justice.

6 So the plan, we looked at environmental
7 justice improvement or amendments. You will see
8 that we actually took our roads and made them into
9 their own separate classifications, and we're going
10 to make recommendations to developers based on the
11 typologies of our roads. Not all of our roads are
12 the same. We have roads that service industrial
13 areas. We have roads along Hoboken that are purely
14 residential, and we have commercial strips. We have
15 a plethora of different types of road types, and not
16 all of our techniques we require, whether it's green
17 techniques or stormwater techniques, are applicable
18 to every type of road. We want to specify those
19 things.

20 We are also kind of separating what we
21 consider a green technique to deal with stormwater.
22 We are really addressing runoff. Putting a bike
23 rack as a green technique technically doesn't do
24 anything for us in terms of drainage improvement.
25 The other thing is that we have found as we move

1 forward and we wanted to plant tree, as well as the
2 reasonable expectation for developers of what a tree
3 costs, as opposed now when the developer does not
4 plant a tree, they give us a cost estimate from an
5 landscape architect, and that becomes their
6 contribution. We have found that it costs much more
7 than that to plant trees across the County.

8 We are also trying to streamline as we do
9 at the Planning Division, we always look to
10 streamline our process, whether it's looking at our
11 fee schedule, making sure the fees and escrow funds
12 or contributions that we get from developers truly
13 pay for the services that we are asking for so we're
14 not running at a negative. We want to make sure our
15 checklist is easy to use and not too cumbersome, and
16 then we'll go into the next step after this public
17 hearing for what do we have to do to adopt the
18 regulations as well as report to the Freeholders for
19 full adoption. I'll take any questions.

20 So I think I kind of touched upon, so I
21 won't spend too much time that slide, but
22 essentially what we have found is there has been a
23 change in the development environment that is really
24 post Sandy. Many of our municipalities have updated
25 their ordinances to address more stringent

1 stormwater elevations, a requirement that we want to
2 make sure that our regulations are consistent with
3 that. In 2012, the County did adopt a 2012 Complete
4 Streets Ordinance. Essentially, with this
5 ordinance, we really want to start looking at a lot
6 of the street policies and materials that come down
7 from the State and try to incorporate from our
8 regulations. Once again, we want to streamline our
9 application process, make it easier for our
10 applicants and their professionals as well as for
11 the Board and the whole process in general.

12 One of the aspects that we did have to
13 look at was environmental justice, and what we found
14 is that we were looking at green techniques trying
15 to make them specific to -- or having a broad range
16 of green techniques available to applicants, it
17 affords a lot of our smaller developers, residential
18 developers the ability to participate without it
19 being a burden economically. We also found that
20 applicants, whether they be from a small development
21 or large development, to capture rainwater runoff on
22 their property before it goes into our drainage
23 system, and more or less into our water bodies.
24 That really does touch upon keeping our water bodies
25 clean.

1 And let me touch upon the application
2 process. You know, what we've always found is that
3 we base our fee schedule based on impervious
4 coverage and parking. When you're a small developer
5 and you don't have a curb cut, you're not increasing
6 impervious coverage, your fees to the Planning Board
7 are going to be lessened. We've always found our
8 fee schedule is pretty fair.

9 So this is pretty much a kind of diagram
10 of the project structure. We work with the NJTPA.
11 The Division of Planning along with our Engineering
12 Department and other departments in the County have
13 done a lot of the project management and public
14 outreach. Our consultants are not here because
15 we're trying to save money, but the primary
16 consultant is H2M Architect and Engineering, and
17 they partner with Arterials. I'll go into more
18 detail. The Arterial and Stantec, they are going to
19 help us with our street classification, and Stantec
20 helps us assess a better way to do stormwater,
21 promote stormwater infrastructure.

22 So if you're not familiar with what
23 Complete Street means, essentially Complete Streets
24 is trying to provide improvements along our streets
25 to make the streets more pedestrian friendly, safer,

1 elements of beautification, also modifications and
2 upgrades to serve other purposes, whether we should
3 have gardens and assist with stormwater.

4 One of the things that you will see in
5 later slides is the typology. We want to look at
6 our roads for the different uses to make
7 recommendations for the developer, whether it's for
8 streetscape or pedestrian issues or anything
9 relative to the roads they're developing. One of
10 the things that is different in our land use
11 resolutions, which will be probably different from
12 any other county is that we always ask for a
13 stormwater report, we always ask for a traffic
14 report. Now we're going to start asking for what
15 we're calling a multi-modal impact report.

16 I'll take you through this area. Journal
17 Square was deemed by Jersey City as a redevelopment
18 area with very little parking ratio. If you're
19 developing in that area, we ask developers to
20 consider the pedestrian traffic and circulation, and
21 that if your development does require those
22 upgrades, you need to report to them to us or need
23 to at least put something together by your
24 professional as to why you don't need to include
25 that in your design.

1 So I like that Byron put no two roads are
2 alike. We're seeing very commercial roads like JFK
3 runs through Journal Square, and as JFK meanders
4 down to some other parts of the County like in
5 Bayonne, it becomes very residential. We cannot
6 just treat JFK as just one street, and this is the
7 type of amenities that you're looking to develop on
8 this street. It's completely different. You want
9 to look at actual the sections of our roads as they
10 traverse different neighborhoods and different
11 areas.

12 And these are example of what we're
13 looking at, and a lot of this stuff is already being
14 used. We're not actually -- many of the amenities
15 and upgrades that are included in the plan are
16 fairly used around the County. We tried not to take
17 things that are used in very suburban counties and
18 apply them to Hudson. So we have an urban
19 boulevard, so there are bump-outs that shorten the
20 distance that pedestrians have to cross. There is a
21 clear separation for bike lane. A lot of plantings
22 make our streets more beautiful, but they also make
23 it pedestrian-friendly and safer.

24 A lot of areas along JFK are under study
25 by the Rutgers Center of Transportation. This is

1 borrowed from their plan. Essentially they are
2 recommending, you know, treatments along JFK to make
3 it safer. You see pedestrian islands so you shorten
4 the distance when you're crossing, better striping.
5 This is just a rendering. This is like they have
6 different concept designs of what is feasible for
7 JFK.

8 COMMISSIONER MALAVASI: Just so the
9 Board knows as a result of this study by Rutgers,
10 and the first section is we have to have a public
11 hearing on that design. The second section is from
12 Sip to Journal Square, and the following year, to
13 St. Paul's. A lot of these things that came out of
14 what Rutgers is looking at, we're getting money to
15 improve JFK. West New York and Union City need more
16 improvement. This is where the most accidents are
17 in this section. We are asking them as we go to the
18 next phase to look that those areas in West New York
19 and Union City. But a lot of this comes from NJTPA.
20 Moving forward, we're going try to get that.

21 MS. FERRARA: Every year there's a
22 different report of fatalities we have at the County
23 along with every other county. We're prescribing to
24 programs to try to have different intersections
25 reviewed by Rutgers that go onto design phases.

1 So the plan tries to kind of -- now you
2 are required to do a green technique. What we are
3 asking now is that you do a stormwater technique
4 based on your project size. That speaks to the
5 environmental justice. If you're a large
6 development, you obviously will be required to
7 provide more than one green technique. So we broke
8 it down so that if you're up to 5,000 square feet of
9 earth disturbance, you are required one green
10 technique. If you are greater than that, you will
11 be required two.

12 We have also narrowed down the technique
13 that is appropriate. So we have rain gardens,
14 swails, flow-through planters, subsurface
15 infiltration trenches, permeable pavement,
16 stormwater curb extensions, green roofs and
17 rainwater harvesting. Things like rain barrels,
18 things that according to our consultants are not
19 green techniques for stormwater detention.

20 So with the shade trees in conjunction
21 with updating the land development regulations, the
22 County has prepared a community forestry plan, which
23 at the time is being revised to be in compliance
24 with the DEP. Part of that community forestry plan,
25 we will have a shade tree requirement. The LDR will

1 reference the community forestry plan. In the
2 community forestry plan, we will have approved
3 species. We will have what the true cost of
4 planting trees, and any other details that we find
5 necessary to have shade trees.

6 So do we have an example of the new
7 checklist? So what we end up doing, I know many
8 times we don't include the checklist in your
9 application, but they are three pages long. There
10 is two of them. We're trying to narrow down to one
11 checklist and use it to get information about the
12 project from beyond just the typical information
13 that the applicant provides us, as well as to kind
14 of walk them through the shade tree requirement and
15 walk them through the green techniques and
16 stormwater techniques.

17 So the next step, the NJTPA, we did have
18 to hold a public hearing. We are reviewing the
19 final report. We have to have that in the final
20 report by the end of June. We will continue to
21 review the rest of documents in house along with the
22 public hearing and the fee schedule. We will at
23 some point in either July or August have an
24 introduction to the full report as well as the fee
25 schedule, and we will have to have another hearing,

1 and that's really to satisfy the Municipal Land Use
2 and County Planning Act. Then this Board, Jack,
3 correct me if I'm wrong in terms of steps, this
4 Board will recommend the new land development
5 regulation and fee schedule. The fee schedule is
6 very important.

7 Once the Freeholders approve them, we will
8 start making changes to the document to reflect the
9 new regulations. I'm sorry if I went fast. I know
10 everyone is tired, and I want to get everybody out
11 of here. So if you have any questions or comments?

12 CHAIRMAN MEHTA: I have a question.
13 Is there anything that we're planning on the master
14 plan?

15 MS. FERRARA: The regulations or the
16 master plan? The both of them were done in 2008,
17 and we're currently updating the master plan. It's
18 five years. That's municipalities the realty is --

19 MR. CURLEY: It's about ten. The
20 municipalities are ten. The County doesn't have any
21 specific limitation.

22 CHAIRMAN MEHTA: Do you have lots of
23 looking for fee changes or problems with the fee
24 changes and fee schedule? Many times when changing
25 the green techniques and do that for the swails and

1 all the other stuff, do we get as part of the
2 requirement process from the NJTPA, changes to our
3 bylaws? We actually change the process by changing
4 the bylaws, so that like when we change the
5 categories on 5,000 feet, you have this requirement,
6 and at the same time, you have this requirement in
7 the municipalities so everything is the same, like
8 how much you are contributing for the tree
9 requirement and how much the costs are required, to
10 see if we can come up with an environmental fee,
11 okay, and if you have to do the contribution, it's
12 attached to it. So if the applicant, they aren't
13 available to do the things, then you can make the
14 contribution.

15 MS. FERRARA: That's what we want to
16 do. We want to formalize and have one set, or
17 depending on the factors, we're pretty much now it
18 varies with landscape, architectural development.
19 We want to capture the true cost of planting a tree,
20 and whatever development you're proposing, you will
21 always pay that cost of planting a tree.

22 CHAIRMAN MEHTA: I was thinking the
23 same thing. So we are on the same page.

24 MS. FERRARA: We have to. The true
25 cost of planting is much more on average more than

1 we were getting from the developer as contributions.
2 And to be fair, just like the fee schedule, we're
3 asking them to make a contribution to do a planting,
4 and we should have it formal and standardized,
5 clarified and a fee schedule that so they can
6 understand as opposed to too flexible a requirement.

7 But what I would like to do is give you
8 more information. That was a very quick PowerPoint
9 presentation. We will start to give you information
10 like more of a summary and the biggest changes, for
11 example the checklist, examples of revised fee
12 schedule, so the Board can be fully aware the
13 changes before we start taking formal action.

14 CHAIRMAN MEHTA: My feeling is that
15 the requirement for green techniques is reflected in
16 the master plan. I think this was changed so I
17 don't know if when we start doing something with
18 that, that was in 2008, we should be changing the
19 master plan.

20 MS. FERRARA: So the land development
21 regulations will be revised in 2016, and so is the
22 master plan. We're going to hold true and follow
23 through. We will definitely revisit both documents
24 in ten years. What I actually find is a lot these
25 updates were post Sandy. Many times, it's not easy

1 for us get funding for this type of work that
2 doesn't result in a concept or construction project
3 from NJTPA. This is a study. It's very different,
4 but they knew that it's important for us to use
5 smart development and have our ordinances in order.

6 The same thing with the master plan. That
7 is funding from DCA from the Post Sandy Assistance
8 Grant that was given to not only counties but
9 municipalities to update, and it did result from
10 Sandy. So unfortunately the years prior to that, we
11 were pitching this idea of getting it funded from
12 various sources, whether it be State or Federal.
13 It's been difficult, but post Sandy, as unfortunate
14 as it was, that's made this kind of money for these
15 kind of updates or zoning reexamination available.

16 CHAIRMAN MEHTA: The same thing like
17 all the towns are zoning and making changes, also
18 with the some towns with the making design changes
19 out of that flood level. I agree. So I hope that
20 we're going to get the towns to be on the same page.

21 MS. FERRARA: We are. We don't want
22 to adjust anything in the land development
23 regulations that conflict with what towns have in
24 their existing updated ordinance. That is also part
25 of the tag of this whole process, to have the towns

1 before this is finalized, the towns have another
2 look at what we're proposing. Any other questions?
3 All right. I have no nothing else cetera.

4 CHAIRMAN MEHTA: Thank you. Very
5 nice job.

6 MS. FERRARA: Mr. Chairman, I have no
7 other items.

8 CHAIRMAN MEHTA: Motion to adjourn.
9 Everybody aye.

10 (Whereupon the proceeding is then
11 concluded at 8:40 p.m.)

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

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

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Wednesday, June 15, 2016; and that this is a correct transcript of the same.



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

&	2016-23 5:4	4.01 59:3	9th 44:17 51:21
& 4:10 23:24 44:16 51:6 58:20,20,22 59:3,25 60:2	2016-25 31:9	40 19:1,5 28:4,14 30:6	a
1	2016-30 32:7	435 59:2	a.m. 8:9 55:24
1 4:12 12:2,3 58:20 60:2	2016-34 43:15	444-446 58:23	ability 52:23 64:18
1-12 58:23	2016-35 58:18	47th 46:4 47:22,23	able 14:7 21:4 48:18 52:12
1.1 12:4	2016-36 58:21	48 27:9	absent 2:16,19,22 2:22,25 3:1
10:30 55:13	2016-37 59:1	48th 46:4 47:13 50:15	abstain 3:17
11 54:17 55:13	2016-39 59:24	5	accept 11:9 34:2 45:23
11-15 58:20	2016-43 60:3	5,000 69:8 72:5	accepted 11:3
14 37:7	204 4:12	5,013 11:18	access 15:8,16 43:24 44:9 47:11,22,23 50:25 52:11,13 54:7 54:11
143 58:19	2283786 76:14	50 27:11	accessible 54:14
15 1:8 5:5 10:23 26:5 59:25 76:8	23 43:17,23	505 43:25	accidents 68:16
15 1:8 5:5 10:23 26:5 59:25 76:8	24 19:20	50s 23:5	accommodate 34:13 57:8
16203 60:1	24.01 32:9	51 31:11	acip 1:17
166 32:9	25,000 7:4 9:3	567 1:7	acknowledge 48:2
168.01 60:5	252 6:1	5th 23:20	act 2:7 71:2
16th 3:10	2603 31:10	6	action 31:13 59:20 59:23 60:8 73:13
17 47:19 52:7 59:25 60:4	27th 38:8	6 16:4	activity 49:20
17502 58:23	28 26:12,22 27:5	61 43:17,23	actual 23:14 44:11 48:11 67:9
178 60:1	286 59:2	6:30 1:9	ada 53:17,21
178-210 6:1	29 15:12	6th 58:19	adaptation 35:7
18 35:1	29th 15:4,18	7	add 57:22
1st 23:15,23	2nd 23:20	7 16:5	adding 7:4 8:22 48:14
2	3	7.07 60:5	addition 11:17 12:11,20 13:20 15:4 15:9 29:2,3 46:8,21 46:21 47:11 48:14
2 5:5 12:15 60:2	3 5:5 12:17 60:2	700 8:25	address 28:19 33:7 36:10 38:18 44:18 44:20 51:7,22 52:1 55:20 63:25
2,945 44:7	30 9:5 13:7 18:3,5 18:25 19:1,4,6,12 19:24 20:16,21,24 27:18	75 45:3	addressed 23:21,22 23:22,23 24:1 40:5
2-16 58:22	301.02 58:20	7th 44:17 51:6	
2.01 6:1	301.03 58:20	8	
2/4/17 76:14	306 32:8	8 60:2	
20 27:17	306-308 32:13	8-12 5:5	
2008 71:16 73:18	30xi00234700 76:4	80 26:2	
2012 64:3,3	3200 4:11	87 29:14	
2015 15:5,12,18 32:22	328 13:14	89 29:14	
2015-75 5:25	34-38 4:12	8:40 75:11	
2016 1:8 7:7 60:19 73:21 76:8	3463 31:10	9	
2016-20 4:10	35 33:21	9 7:7 59:25	
	3rd 38:10,17	9.01 60:2	
	4	90 53:9	
	4 5:5 14:23 16:15 59:3	979 43:16,22	

<p>addressing 62:22 adhere 16:17 adjacent 39:24 adjourn 75:8 adjust 74:22 adjusted 60:23 adopt 4:4 63:17 64:3 adoption 3:9 63:19 advertised 2:4,6 advise 45:25 advised 53:25 advisory 38:9 advocate 13:25 aesthetic 20:5 affords 64:17 afternoon 55:15 afterward 22:24 agency 34:1 agenda 3:9 5:22 31:9 58:17 59:19 60:11,13 ago 39:17 agree 7:9 19:21,23 51:7 74:19 agreed 14:13 22:22 29:19 38:18 51:21 52:1 agreement 38:19 42:12 56:19 agreements 56:23 aisle 54:7,11 57:17 alike 67:2 allow 39:3 alloysuis 59:25 amended 14:14 22:2 22:8 amendment 60:13 amendments 61:6 62:7 amenities 67:7,14 ample 9:4 analysis 62:2 anesthetics 18:15</p>	<p>angle 11:20 answer 13:8 40:25 antonio 1:20 6:10 6:11,15 anyway 21:19 apart 18:3 apologies 55:16 appearance 18:2,8 appeared 33:22,23 33:24 appearing 32:11 applicable 62:17 applicant 4:10 5:4 5:25 6:4 23:15 29:18,23 32:7,12 34:6 36:10 38:8 39:1,13 42:14 43:20 51:11 55:17 57:23 59:24 60:3 70:13 72:12 applicants 64:10,16 64:20 application 4:10 5:3 5:24 9:8 19:16 22:1 23:9 29:20 31:8,9 31:12 32:6,7,13 33:2 34:5 36:11 37:7 38:11 42:10,12 43:15,21 46:6 51:13 52:22 58:18,25 59:1 59:24 60:3 64:9 65:1 70:9 applications 58:17 58:21 59:20 60:8 apply 35:5 67:18 appointed 13:22,24 appreciate 52:23 53:2 appropriate 69:13 approval 21:15 22:12 24:15 28:5 30:3 32:23 40:5 54:10,12 approve 71:7</p>	<p>approved 32:22 46:8 56:3 70:2 approves 30:15 approximately 11:18 44:7 45:10 april 15:4,12,18 apron 40:1 arango 23:24 architect 10:18 11:5 18:19 32:23,25 63:5 65:16 architects 10:22 architectural 72:18 architecture 10:17 33:18 area 8:20 9:12,22,24 11:3,19 12:5,8,19 15:6,14 16:8 17:8 29:2,5 41:11 42:8 46:24 49:2,7,10,12 50:10 51:16 54:15 66:16,18,19 areas 8:3,4 47:6,8 47:17 49:13,17 57:20 62:13 67:11 67:24 68:18 arrange 23:2 arterial 48:12 65:18 arterials 65:17 ash 58:21,22 asking 7:14 42:18 63:13 66:14 68:17 69:3 73:3 aspects 25:8 64:12 asphalted 47:18 assess 65:20 assist 66:3 assistance 54:3 74:7 assistant 1:18 associates 13:14 attached 72:12 attempt 18:13 attention 40:1 attorney 1:16</p>	<p>august 70:23 authority 38:21 61:10 62:1 auto 4:10 automatically 38:3 available 22:5 41:9 60:21 64:16 72:13 74:15 avenue 1:7 5:5 6:1 11:15 13:14 16:6,19 32:8,14 58:19 59:2 60:1,1,4 average 72:25 aware 56:4,12,22,23 61:8 73:12 awkward 25:2 awning 35:12,13 36:17 awnings 12:16 aye 3:19,21,23,25 4:18,20 5:1,12,14 5:20 30:23,25 31:2 31:4,6,21,23,25 32:2,4 43:3,5,7,9,11 58:4,6,8,10,12 59:9 59:11,13,15,17 75:9</p>
			b
			<p>b 33:13 bachelor 33:17 45:7 bachelor's 10:16 back 9:1 14:11 17:18,24 18:17 20:14 22:1,7,13 32:20 37:15 42:22 50:17,17 background 10:15 13:17 32:12 45:4 backing 12:12 balance 21:6 bank 20:17 21:17 22:18 barrels 69:17 basal 32:24 33:4 40:18 41:22</p>

<p>base 65:3 based 11:20 12:17 13:1 62:10 65:3 69:4 basically 12:19 17:7 22:22 26:4,19 27:13 51:7 basis 14:1 bayonne 67:5 bays 46:14 47:2 beautification 66:1 beautiful 67:22 beautify 7:3 beginning 38:12 behalf 32:12 43:20 believe 29:9,14 33:3 37:20 52:20 benches 49:19 benefit 10:15,20 13:17 33:15 bergen 45:11 59:2 best 47:9 better 17:3 19:5 41:19 49:25 50:2 51:18 65:20 68:4 bettinger 1:12 2:13 2:14 3:15,16 30:20 30:22,23 31:19,20 31:21 37:18,23 42:17 43:1,2,3 58:2 58:3,4 59:7,8,9 beyond 53:11 70:12 bicycle 51:23 57:2 big 19:11 bigger 28:8,13 biggest 73:10 bike 37:10 41:3 42:7 42:8 50:6 57:5 62:22 67:21 bikes 8:3 bit 16:10 17:19 45:17 50:19 blessing 24:15 block 4:12 5:5 6:1 14:25 31:10 32:8</p>	<p>43:16,23 58:23 59:2 60:1,5 blocked 55:8 blocks 58:19 bluestone 41:15,18 41:23 42:16 board 1:1,16,17 2:2 4:2 7:6 9:9 10:5 11:5 12:22,24 17:14 22:14 29:15 32:11 33:15,24 34:4 35:5 38:9 40:23 43:19 44:16 46:14 48:2 60:19,20,20 61:7,8 64:11 65:6 68:9 71:2,4 73:12 76:7 boards 11:6 33:25 bodies 64:23,24 borrowed 68:1 boulevard 4:12 31:10 43:16,22 46:5 47:10,13 48:11 50:17 67:19 box 26:12,22 27:6 27:24 28:3 50:20 bread 26:15 break 9:6 brief 61:4 briefly 11:12 bring 26:11 39:25 broad 64:15 broke 69:7 brothers 5:25 building 9:10,13 11:23 15:9 17:7 32:17 34:11,12,20 35:3 36:18,21,25 37:3,11,24 44:6,9 44:11 47:1,21 54:8 54:19,22,24 57:16 building's 35:18 bump 67:19 buonavolonta 5:4 burden 64:19</p>	<p>buses 49:10 bushes 18:16 business 29:2 55:22 55:23 60:12,12,18 61:2,2 busy 55:15 bylaws 60:13,17 72:3,4 byron 1:18 20:9 67:1</p> <hr/> <p style="text-align: center;">c</p> <hr/> <p>c 60:4 76:1,1 call 2:1,12 6:11 10:9 13:9 33:3 41:5 44:21 57:23 calling 66:15 canopies 49:23 canopy 34:25 46:24 capacity 29:5 45:16 capture 22:6 64:21 72:19 car 52:9 care 16:24 54:5 carlos 6:3 carrow 33:12 carry 4:2,3 cars 24:21 27:15 carteret 13:23,24 cases 20:6 cash 51:24 catastrophic 52:15 categories 72:5 cathey 76:3,12 catty 49:6 ccr 76:3,12 center 35:16 67:25 certain 55:7 certainly 45:12 46:3 51:19 52:25 53:12 54:15 certified 45:6 certify 53:20 76:5 cetera 50:9 75:3</p>	<p>chairman 2:1,5,11 2:25 3:1,2,3,5,8,11 3:24,25 4:1,6,7,13 4:25 5:1,7,19,20,22 6:5 10:7 11:4,9 12:24 13:3 14:5,16 17:14 23:11,13 28:18 29:1,6,15,17 30:7,10,13,14 31:5 31:6,8,11,15 32:3,4 32:6,11 34:2,7,14 37:2,11,16 38:6,24 39:15 42:4,18,23 43:10,11,14,19 45:1 45:15,23,25 52:20 53:3,6,7,23 55:21 56:1,7,15 57:19,21 58:11,12,16 59:4,16 59:17 60:6,7 71:12 71:22 72:22 73:14 74:16 75:4,6,8 chairperson 1:11 challenging 49:14 chambers 1:6 change 9:21 23:3 28:20,22 44:10 54:22,24 56:8 63:23 72:3,4 changed 9:9 14:22 47:20 73:16 changes 17:11 44:8 44:9,10,14,19 60:15 71:8,23,24 72:2 73:10,13 74:17,18 changing 9:25 24:13 46:12 47:21 48:3 56:1 71:24 72:3 73:18 charles 45:1 check 39:6 53:24 checked 54:1 checklist 50:4 63:15 70:7,8,11 73:11 choffo 2:15</p>
--	--	--	---

<p>choices 35:23 chuck 44:13 circulation 24:13 52:18 66:20 city 1:8 31:11 45:11 49:12 58:24 60:2 66:17 68:15,19 civil 45:5,8,13,19,21 clarification 41:21 60:17 clarifications 42:2 clarified 42:7 73:5 clarify 60:15 classification 65:19 classifications 62:9 clean 56:9 64:25 cleaner 46:23 cleaning 47:17 cleanup 56:3,10 clear 67:21 clerks 2:10 client 6:8 24:6 close 16:23 18:21 19:4,22 21:12 closed 22:10 closer 20:6,15,23 cme 1:12,20,21 cns 26:6 coffee 48:19 colleague 32:25 combination 25:17 come 12:7 14:11 20:6 22:1,7,13,25 26:9,20 27:12 50:14 52:13,22 55:9,11,13 57:3 64:6 72:10 comes 26:7,7,22 32:14 38:2 55:5,7 68:19 coming 16:18 25:3 26:21 27:23 48:10 48:17,21 comment 51:6,6,8,9 53:4,14,23 54:7 57:22 61:6</p>	<p>comments 24:2 30:11,12 36:4,10 40:3 48:1 56:15 71:11 commercial 35:16 35:17 62:14 67:2 commission 76:14 commissioner 1:12 1:13,13 2:13,14,15 2:16,17,18,19,20,21 2:22,22,24 3:1,13 3:13,15,16,18,19,20 3:21,22,23 4:15,15 4:17,18,19,20,21,22 4:23,24 5:9,9,11,12 5:13,14,15,16,17,18 13:1 17:16,22 18:22 30:20,20,22,23,24 30:25 31:1,2,3,4,18 31:18,20,21,22,23 31:24,25 32:1,2 37:17,18,23 39:10 42:17,25,25 43:2,3 43:4,5,6,7,8,9 53:5 54:4 58:1,1,3,4,5,6 58:7,8,9,10 59:6,6,8 59:9,10,11,12,13,14 59:15 68:8 commissioners 45:1 committee 23:16 59:21 60:10,14 common 19:7 community 69:22 69:24 70:1,2 compartments 41:7 complete 38:11 64:3 65:23,23 completely 47:2 67:8 compliance 7:4 20:10 29:11 36:22 53:16,18 57:13 69:23 compliant 8:2 53:21 53:25</p>	<p>complies 15:16 comply 7:9 complying 6:9 concept 68:6 74:2 concern 22:24 40:22 concerning 18:24 43:22 concerns 38:22 55:18 concluded 75:11 concrete 39:2,22 40:1 47:17 condition 21:14 22:12,13 28:5,16 30:3,15 39:18 40:5 47:24 48:24 52:15 conditions 16:6 22:16 34:5 39:3 46:10 52:6 53:1 condo 37:19 condominium 37:21 configured 26:20 configuration 9:9 9:25 15:7 confirm 57:15 60:23 confirmation 41:23 conflict 74:23 conflicts 60:22 congested 8:19 conjunction 69:20 connected 46:15 connection 49:11 consider 62:21 66:20 considered 4:9 consistency 40:24 consistent 40:4 64:2 construction 40:15 74:2 consultant 65:16 consultants 65:14 69:18 contexts 15:1 continue 48:19 50:16,17 70:20</p>	<p>continuing 48:23 continuous 47:18 contribute 7:15,22 17:1 20:19,25 49:16 49:21 50:1 contributing 72:8 contribution 21:5 30:1 51:24 63:6 72:11,14 73:3 contributions 63:12 73:1 control 23:1,6 26:3 26:10 27:12 controlled 24:17 convenience 44:3,7 46:16,19 48:7,9,15 48:16,19,22 50:20 55:3,9 56:2 convenient 48:5 convent 59:25 conversion 32:16 coo 6:10,19,20 corner 12:8 14:25 15:2,9 18:12 49:6 53:24 correct 7:7,8,16 8:13 9:10,11,14,20 10:2 29:21,22 36:11 36:12 51:11 52:2,3 57:14 71:3 76:8 corrections 40:19 cost 63:4 70:3 72:19 72:21,25 costs 63:3,6 72:9 counsel 46:11 count 20:5 counties 67:17 74:8 county 1:1,6,12 2:2 2:10 6:8 7:6 19:10 19:25 20:3 22:3 23:21,22 29:21 30:2 32:23 33:24 34:21 34:24 35:23 40:4,13 43:24 44:17 45:12 48:12 50:6 51:21</p>
--	---	---	--

<p>53:13 54:2 57:12 60:13,19 61:13,13 61:14 63:7 64:3 65:12 66:12 67:4,16 68:22,23 69:22 71:2 71:20 76:7 couple 17:9 24:3 40:6 52:4 course 49:8 50:23 52:10 55:10 courtesy 53:2 cover 14:8,23 coverage 17:9 35:11 37:15 44:10 47:16 47:20 65:4,6 crammed 18:20 cray 1:21 19:6 20:18 21:2,13,20 22:19 23:7,14 25:15 27:3 27:6,21 28:11,18 29:14 30:5 38:6 40:2,13,21 41:14,17 41:20 42:1 cray's 33:4 36:3,10 create 32:20,21 creating 49:17 credit 20:7 critical 18:24 cross 54:1 67:20 crossing 68:4 crowded 18:18 cryan 1:13 2:16,17 3:13,18,19 4:15,17 4:18 5:9,11,12 30:21,24,25 31:22 31:23 42:25 43:4,5 58:1,5,6 59:6,10,11 cumbersome 63:15 cup 48:19 curb 15:13,14 16:10 39:1,2,4,6,24 40:16 40:17,22 41:15 42:14,16 65:5 69:16 curbs 39:9,18,20</p>	<p>curley 1:16 2:3,5 6:13 10:11 11:24 12:3 13:11 30:14 33:10 44:23 71:19 current 34:5 61:15 currently 33:21 44:2 71:17 cut 15:5 40:9 65:5 cuts 16:10 cutting 15:22</p> <hr/> <p style="text-align: center;">d</p> <hr/> <p>dame 45:9 date 15:4,12 dated 7:7 23:15 day 26:10,15,22 28:3,3 49:8 50:23 52:10 55:10 days 8:11 28:13 39:17 dca 54:12 74:7 deal 62:21 debarberi 10:22 december 32:22 declared 58:17,25 59:20 60:9 decorative 12:16 decrease 38:20 decreased 29:10 dedicated 12:8 deed 9:17,18 deemed 39:17 66:17 defer 20:2,8 40:22 54:19 definitely 73:23 degree 10:17 degrees 33:15 deliver 26:18,23 59:20 delivered 26:15 deliveries 8:17 23:1 23:3 25:21,22,24 29:7 55:2 delivery 24:17 26:3 26:6 50:13 55:6</p>	<p>density 51:15 dep 56:3 61:19 69:24 department 20:3,9 54:8,19,22,24 57:16 65:12 departments 65:12 depending 24:9 72:17 describe 25:10 described 28:21,24 describing 11:16 design 45:3 66:25 68:11,25 74:18 designs 68:6 detail 65:18 details 17:12 40:3,4 42:14 70:4 detention 35:22,25 69:19 determine 37:22 develop 67:7 developer 63:3 65:4 66:7 73:1 developers 62:10 63:2,12 64:17,18 66:19 developing 66:9,19 development 32:8 58:22 61:10,11,12 61:14,16,24 63:23 64:20,21 66:21 69:6 69:21 71:4 72:18,20 73:20 74:5,22 deviation 39:11 53:18 diagram 65:9 dialogue 21:3 diameter 19:20 difference 22:18 different 22:4 62:15 66:6,10,11 67:8,10 67:10 68:6,22,24 74:3</p>	<p>difficult 74:13 dimension 15:10 direct 51:8 directing 51:5 disburse 36:1 discuss 50:6 discussed 19:15 dismiss 31:13 dismissed 31:12 distance 18:25 22:17 67:20 68:4 distinguish 42:15 disturbance 69:9 division 23:21,23 63:9 65:11 dock 9:2 12:6,18 docks 8:20 document 71:8 documents 70:21 73:23 doing 7:22 11:19 27:17 40:14 47:9 70:7 73:17 door 12:7,19 drainage 62:24 64:22 drawings 30:17 40:20 dress 47:9 driver 27:19 drivers 12:6 18:25 driveway 16:18 27:24 29:24 38:14 driveways 17:24 28:20 driving 19:21 dropoff 52:8 dwelling 32:21</p> <hr/> <p style="text-align: center;">e</p> <hr/> <p>e 6:16 76:1 earlier 19:15 21:21 25:20 early 26:25 27:13</p>
---	---	--	---

<p>earth 69:9 easier 17:1 18:14 64:9 east 43:16,22 46:5 47:10,13 48:11 49:23 50:17 easy 63:15 73:25 economically 64:19 edges 40:9 educational 10:15 13:17 effectively 46:20 efficient 11:21 egress 24:19 eight 47:15 54:7 either 36:16 55:2 70:23 eka 13:13 element 48:15 elements 66:1 electric 38:4 elevation 36:14,16 37:7 elevations 12:11 64:1 elevator 37:24 elevators 37:25 38:3 eliminate 8:23 elizabeth 1:13 emergency 28:1 52:11,14,17 employees 52:5,9 employment 33:16 empty 27:13,19 ends 55:19 engineer 1:12 19:3 19:15 44:13,19 45:5 45:7,16 53:23 54:2 57:12 engineering 22:20 36:4 38:7,15,23 40:22 45:3,8,13,14 52:24 53:15 61:18 65:11,16</p>	<p>enlarged 12:5 entire 12:8 16:8 21:4 35:18 41:5 44:6 entitled 15:17 entrance 12:18 26:10 35:14,15,15 35:17,17 36:18,25 entranceway 37:5,9 environment 63:23 environmental 56:9 56:14 61:25 62:3,4 62:6 64:13 69:5 72:10 equipment 27:16 47:1 49:21 escrow 63:11 especially 18:11 esq 1:16 essentially 46:12 50:13 52:16 61:12 63:22 64:4 65:23 68:1 estimate 63:4 et 50:9 ethnical 26:1 evaluated 60:17 evening 6:3 32:10 33:5 43:18,21 44:1 44:12,25 55:12,18 58:15 everybody 71:10 75:9 evident 16:3 exactly 44:15 47:14 47:16 48:20 example 24:19 67:12 70:6 73:11 examples 73:11 exception 46:13 exchange 51:25 excuse 34:14 exempt 58:18,25 59:20,20 60:9</p>	<p>exhibit 14:10 28:16 28:17 existing 8:25 12:9 16:5 34:10,25 35:10 35:12 37:12 38:13 38:14 39:2,24 47:6 47:11 74:24 expect 25:22 48:12 48:24 50:19 55:2 expectation 63:2 experience 10:20 19:23 33:16 expert 11:3 expires 76:14 explain 11:12 25:8 25:25 explanation 46:1 extends 34:25 extensions 69:16 extensive 35:19 exterior 11:23 12:10 12:10 47:3 extra 20:24 34:13</p> <hr/> <p style="text-align: center;">f</p> <hr/> <p>f 4:11 31:10 43:16 76:1 face 35:2 fact 18:23 49:3 factor 19:21 factors 72:17 fair 65:8 73:2 fairly 67:16 familiar 6:21 46:14 49:1 65:22 family 32:21 34:10 34:11,17,18 37:12 37:12,13 fanwood 14:3 far 40:23 fast 71:9 fatalities 68:22 feasible 21:13 29:25 68:6</p>	<p>february 23:15,23 federal 74:12 fee 63:11 65:3,8 70:22,24 71:5,5,23 71:23,24 72:10 73:2 73:5,11 feel 49:24 51:2 feeling 73:14 fees 63:11 65:6 feet 9:1,4 11:18 13:7 17:9 18:3,5,25 19:1 19:4,6,13,24 27:5 44:7 53:9 54:12,13 69:8 72:5 ferrara 1:17 2:13,15 2:18,21,25 3:3,8,12 3:18,20,22,24 4:1,7 4:14,19,21,24 5:2,8 5:13,15,18,21 29:17 29:23 30:7,19,24 31:1,3,5,7,17,22,24 32:1,3,5 41:1,11 42:4,24 43:4,6,8,10 43:12,14 56:18,24 57:7,11,15,19,25 58:5,7,9,11,13,16 59:5,10,12,14,16,18 60:7 68:21 71:15 72:15,24 73:20 74:21 75:6 field 45:8,13 53:1,20 fig 32:7,15 42:19 fight 52:15 filed 29:20 30:16 fill 17:13 final 57:23 70:19,19 finalized 75:1 finally 16:5 55:1 find 49:25 50:2 52:8 55:13 70:4 73:24 fine 12:3 18:6 22:15 24:14 27:21 53:6 finish 25:14 fire 28:1,6,9 52:15</p>
--	---	--	---

<p>firms 33:20 first 25:14 37:16 42:9 58:18 68:10 fit 18:7 20:16 21:15 53:10 five 7:17,22 52:6 54:12,13 71:18 fixtures 35:2 flag 3:7 flatbeds 26:12 flexibility 52:18 flexible 73:6 flip 20:15 flood 36:22,23,24 37:1,3,5,8 38:3,5 41:9 74:19 floor 1:7 41:6 42:9 flow 8:15 11:22 69:14 focus 61:25 follow 18:21 73:22 following 33:6 68:12 foot 7:4 20:16 26:12 26:22 54:7,17 footage 22:5 footers 27:9 footprint 22:4 34:23 44:9 forestry 69:22,24 70:1,2</p>	<p>franchise 35:6 36:11 38:19 42:12 freeholder 35:5 60:22 freeholders 1:6 2:10 63:18 71:7 friday 26:24 friendly 65:25 67:23 front 11:5,23 12:16 15:20 17:21 22:14 34:20 frontage 13:7 43:24 47:10 53:10 fuel 50:12,12 fueled 48:18 fueling 46:18 47:15 48:9 fuels 43:15,21 full 63:19 70:24 fully 73:12 function 24:16 fund 17:1 21:1 49:16,22 50:1 funded 74:11 funders 61:25 funding 74:1,7 funds 63:11 furniture 49:19 further 28:23 30:12 future 25:12</p>	<p>generated 48:10 getting 29:2,3 42:12 68:14 73:1 74:11 give 10:15,19 15:7 18:2,7 28:15,16 33:15 45:19 63:4 73:7,9 given 39:2 50:8 74:8 gives 13:17 glembocki 2:18 go 20:24 22:2 26:17 38:3,12 48:18 51:13 53:24 62:4,4 63:16 65:17 68:17,25 goes 49:5 56:7 64:22 going 7:15,24 8:2,4 8:16,23 9:15,16,17 9:18 14:4,8,9,10,21 15:13,21,25 16:9,24 16:25 17:6,6,7,10 18:5 19:1,5,12 21:4 21:5,18 22:25 23:8 25:11 27:19,25 28:20 29:24 33:2 34:6,11,12,22 35:1 35:4,12 37:19,21 39:6,19,21,23 40:8 44:8 59:22 62:9 65:7,18 66:14 68:20 73:22 74:20</p>	<p>70:15 71:25 73:15 greenery 8:4 ground 41:5 group 31:9 grow 16:22 growth 19:8 guess 25:16 guidelines 16:18 guides 61:12 guys 18:10 21:19</p>
<p>formal 73:4,13 formalize 72:16 former 32:15 42:21 formerly 32:17 forthcoming 60:16 forward 18:1 20:13 22:17 63:1 68:20 found 19:23 61:15 62:3,25 63:6,22 64:13,19 65:2,7 four 26:14 32:21 34:11,18 36:19 37:12,13 38:13 fourth 15:17</p>	<p>g garage 56:2 garden 35:19 gardens 66:3 69:13 gas 4:10 38:4 44:4 46:15 55:3 gasoline 46:18 48:8 48:23 gautier 59:25 general 45:25 61:23 62:4 64:11 generally 40:11 49:8 50:18,21 55:4,11,12</p>	<p>good 6:3 8:22 10:25 32:10 43:18 44:25 50:8 58:15 grab 48:19 grading 15:11,15 granite 39:1,4,6,8 39:23 40:17,22 41:18,19,24 42:16 grant 74:8 great 49:5 greater 69:10 green 30:9 35:21 42:6 57:1,1 62:16 62:21,23 64:14,16 69:2,7,9,16,19</p>	<p>h h 10:13 33:13 h2m 65:16 hand 14:25 15:1 handicap 7:3 57:16 handicapped 8:2 15:8,13,15 53:24 54:8 handicapping 29:11 handout 61:3 happened 21:25 happening 55:19 happens 20:4 happy 50:7 53:19 55:20 hartz 59:1 harvesting 69:17 hcia 60:24 hear 25:13 heard 24:11 32:7 hearing 5:24 61:3 63:17 68:11 70:18 70:22,25 heavy 25:5 height 34:12 held 76:7 help 54:3 65:19 helpful 19:12 53:1 helps 27:22 28:18 65:20 hernandez 1:13 2:19,20 3:14,20,21 4:16,19,20 5:10,13 5:14 31:1,2,18,24</p>

<p>31:25 43:6,7 58:7,8 59:12,13 hillside 14:3 historic 34:1 history 33:16 hoboken 5:6 32:9,14 32:22 33:22,23,25 34:1 36:23,24 37:17 40:12,15,24 43:17 45:11 49:11 62:13 hold 33:15 35:25 70:18 73:22 holidays 60:22 holloway 2:21 4:21 5:15 home 50:2 hope 74:19 hours 8:6,8 9:2 24:18,23 25:21 27:23 55:22,23 house 70:21 hudson 1:1,6 2:2 4:10 19:10,18,25 33:24 38:21 45:12 60:13,19 67:18 76:7 hundred 45:10 hundreds 48:8 hurricane 61:22 hurt 19:1</p>	<p>improve 68:15 improvement 62:7 62:24 68:16 improvements 11:22 15:5 65:24 improving 51:2 inch 19:20 inches 35:1 include 66:24 70:8 included 14:17 51:24 67:15 includes 42:6 including 23:18 28:13 33:25 34:18 incorporate 61:21 64:7 increased 34:12 increasing 65:5 incredible 49:3,22 indicated 7:11 individuals 22:21 industrial 62:12 industries 59:2 infiltration 69:15 information 25:6 70:11,12 73:8,9 infrastructure 65:21 infrequent 50:21 inside 47:1,21 inspector 1:19 install 53:11 installed 35:21 39:23 47:7,8 installing 50:6 integrated 46:18 48:21 intent 42:2 interior 57:6 internally 52:13 interrupt 50:21 intersections 68:24 introduce 14:10 introduction 70:24</p>	<p>ireland 42:22 ishay 31:9 island 15:6,14,22 17:18 18:3 20:14 islands 16:11,21 18:11 68:3 issue 19:18 21:8 27:24 34:22 54:9 issued 38:8,10 issues 66:8 item 4:8 5:22 58:17 59:19 60:11,12,18 61:1 items 23:16,18 24:3 44:18 50:3 51:7,22 52:2,4,21 55:9 75:7</p>	<p>58:14 kara 43:19 kearny 6:2,25 14:12 30:15 59:3 keep 14:4 keeping 64:24 kennedy 4:11 31:10 43:16 kensington 60:1 key 14:24 kill 16:24 18:5 kind 21:8 25:2 41:20 62:20 63:20 65:9 69:1 70:13 74:14,15 knew 74:4 know 14:15,20</p>
<p style="text-align: center;">i</p>	<p>i.d. 76:14 idea 74:11 ii 5:25 illustrate 30:5 impact 66:15 imperial 60:5 impervious 9:22 10:3 16:9 17:8 34:20 37:14 44:10 47:16,19 51:1 65:3 65:6 import 26:3 important 71:6 74:4</p>	<p style="text-align: center;">j</p> <p>j 1:16 jack 71:2 james 1:13 5:4 13:9 13:13 jersey 1:8,8 2:8 6:25 10:18 13:15,19 31:11 33:1,19 45:4 45:6,11 58:24 60:2 61:9 62:1 66:17 76:5,13 jfk 67:2,3,6,24 68:2 68:7,15 job 1:25 75:5 john 1:16 4:11 31:10 43:16 journal 2:8 66:16 67:3 68:12 july 60:25 70:23 june 1:8 7:7 38:10 38:17 44:17,17 51:6 51:21 70:20 76:8 justice 62:3,5,7 64:13 69:5</p>	<p>17:12 18:4,18 20:10 22:23 23:4 24:8,12 24:25 42:20 43:23 53:9,25 54:9 55:2,6 55:20 57:4 65:2 68:2 70:7 71:9 73:17 knows 68:9 kopacz 2:22</p>
<p>i.d. 76:14 idea 74:11 ii 5:25 illustrate 30:5 impact 66:15 imperial 60:5 impervious 9:22 10:3 16:9 17:8 34:20 37:14 44:10 47:16,19 51:1 65:3 65:6 import 26:3 important 71:6 74:4</p>	<p style="text-align: center;">k</p> <p>k 25:1 kaczynski 43:18,20 45:24 51:5,20 55:16</p>	<p style="text-align: center;">l</p> <p>l 6:16 33:13 45:2 laid 41:7 land 9:16 13:19 14:11 17:5 19:10 21:22 22:5 61:10,11 61:15,23 66:10 69:21 71:1,4 73:20 74:22 landscape 15:7 18:19 42:6 47:5 63:5 72:18 landscaped 17:17 landscaping 7:24 15:17 16:14 29:11 30:9 35:19 47:5,7 57:1</p>	

<p>lane 25:4 67:21 language 60:15 large 64:21 69:5 larger 35:20 late 52:22 ldr 69:25 led 46:23 ledger 2:9 left 14:24 38:16 46:15 50:15 legal 24:22 length 27:4 lessened 65:7 letter 7:6,10 22:23 23:10,14,24,25 25:16 36:3 38:8,10 38:16,17 44:16,17 51:6,6,21 52:2 letters 23:20 47:25 level 36:25 74:19 license 76:3 licensed 10:18 13:19 13:21 32:25 33:19 45:5 licenses 10:24 light 35:2 51:19 61:17 lighting 46:22,23 47:4 51:8,9 lights 46:25 limitation 71:21 limites 19:9 line 20:5 linear 13:7 49:4 list 19:25 listening 39:14 little 16:3,10 17:18 45:17 50:19 66:18 llc 32:8 43:15,21 58:19,22 60:4 loading 8:20,20 9:2 12:6,18 local 54:19,21,24 57:16</p>	<p>located 4:11 5:4,25 31:10 32:8 43:16 45:3 46:4 47:12 49:6,23 58:19,22 59:2,25 location 26:5 49:7 50:8 long 70:9 look 8:21 14:14 51:2 63:9 64:13 66:5 67:9 68:18 75:2 looked 62:6 looking 40:15 46:8 52:5 54:17 63:10 64:5,14 67:7,13 68:14 71:23 looks 17:25 20:8 54:18 lost 29:12,13 lot 6:1 7:3 8:2,3,15 8:16,19,22 9:22,25 15:10,23 16:7 17:4 27:13 31:11 32:9,19 35:11,11 42:7 43:17 43:23 45:18 49:4,20 51:15,16 52:8 56:19 60:5 61:21 64:5,17 65:13 67:13,21,24 68:13,19 73:24 lots 4:12 5:5 58:20 58:23 59:3 60:1 71:22 louder 6:6 34:15 loureiro 6:10,15,15 6:17,19,22 7:1,8,12 7:16,20 8:1,8,13,18 9:11,14,20,23 10:2 10:5 11:7,16 25:24 26:19 27:2,5,8 29:4 29:9 louriero 25:19,20 lower 15:1 lunchtime 55:14</p>	<p>m m 1:17 10:13 44:16 51:7 madam 2:11 56:16 main 12:7,18 25:15 maintain 7:21 53:16 major 38:18 48:12 majority 24:1 48:10 48:12 making 63:11 71:8 74:17,18 malavasi 1:12 2:23 2:24 3:22,23 4:22 4:23 5:16,17 12:25 13:1 17:16,22 18:22 31:3,4 32:1,2 38:24 39:10 43:8,9 53:4,5 54:4 58:9,10 59:14 59:15 68:8 management 38:20 50:25 65:13 maneuvers 25:3 manner 52:24 map 14:23,25 mario 1:19 30:10 39:15 53:7 mark 11:24 12:1,14 14:21 marked 12:17 14:22 market 37:22 massiel 1:17 master 71:13,16,17 73:16,19,22 74:6 match 20:11 39:24 matches 41:25 materials 64:6 matter 3:9 18:23 matters 5:23 matule 32:10,11 33:14 34:9 35:4,8 36:2,6,9,13,21 37:20 39:5,12 40:11 40:18 41:22 42:20 43:13</p>	<p>mature 19:8 55:5 mean 19:7 22:9 24:23 26:12 meanders 67:3 means 65:23 measures 37:1 meet 50:4 53:19 56:13 meeting 1:4 2:2,3,6 2:8,9 3:10 4:4,5,9 38:9 60:16,24 76:6 meetings 2:7 60:20 mehta 1:11 2:1,11 3:1,2,5,11,24,25 4:6 4:13,25 5:1,7,19,20 6:5 10:7 11:4,9 12:24 14:5,16 17:14 23:13 29:1,6,15 30:10,13 31:5,6,15 32:3,4 34:2,7,14 37:2,11,16 38:24 39:15 42:23 43:10 43:11 45:15,23 53:3 53:7 55:21 56:1,7 56:15 58:11,12 59:4 59:16,17 60:6 71:12 71:22 72:22 73:14 74:16 75:4,8 members 32:11 43:19 60:21 61:5,7 memo 60:15 memorialization 4:8 memorialized 5:3 mentioned 21:20 24:3 36:17 46:11 50:24 52:7 met 30:8 meters 38:4,4 mexican 49:6 mic 34:8 middle 14:24 midnight 55:24 minimal 45:21 minor 24:2</p>
--	---	---	--

<p>minutes 3:10 4:2,3 9:5 26:5 27:18,23 mitigate 35:24 mitigation 41:9 mixed 32:17 mobility 50:8 modal 66:15 modern 46:17 51:4 modernized 47:3 modernizing 46:13 51:2 modification 48:4 modifications 66:1 modified 16:10 mohamed 10:13 mohammed 6:10 10:9 monday 8:10 26:9 26:24 money 49:24 61:9 65:15 68:14 74:14 montero 6:3,4,7,17 6:20,23 7:5,9,13,17 7:23 8:6,11,14 9:7 9:12,15,21,24 10:4 10:8,14,19,24 11:2 11:11 12:14,21 13:8 13:16 15:24 25:19 26:16,25 29:22 30:18 month 14:3 60:25 monthly 14:1 morning 26:9,14 27:1 55:11 motion 3:11,12 4:13 4:14 5:2,7,8,21 30:13,19 31:7,16,17 32:5 42:23,24 43:12 57:25 58:13 59:4,5 59:18 60:6 75:8 mountain 59:1 move 17:25 18:12 62:25 movement 50:22</p>	<p>movements 50:18 moving 51:20 68:20 multi 66:15 municipal 33:25 36:1 71:1 municipalities 11:8 45:10 63:24 71:18 71:20 72:7 74:9</p> <hr/> <p style="text-align: center;">n</p> <hr/> <p>n 76:1 name 6:13,14 10:12 10:12 13:11,12 32:14 33:10,11,12 43:19 44:23,24 45:1 narrow 70:10 narrowed 69:12 native 42:6 56:25 nature 38:17 51:18 near 30:2 necessary 70:5 need 24:8 25:6 28:23 50:4 54:2 56:13 61:16 66:22 66:22,24 68:15 needed 24:3 55:5 61:25 needs 52:14 negative 63:14 neighborhoods 67:10 neighboring 41:25 neighbors 9:17 51:10,17 never 24:24 new 1:8 6:25 10:17 12:11 13:14,19,20 15:7,8,13,15,15 16:11 33:1,19,20,20 39:8,20,22,23 40:17 45:4,6 49:12 60:5 61:1,2,17,17,18,18 68:15,18 70:6 71:4 71:9 76:4,13</p>	<p>newark 26:4 news 19:12 ng 2:25 nice 20:5 49:4 75:5 nicholas 1:18 50:5 nine 26:13 nj 49:20 nj2210757 1:25 njit 10:17 njtpa 65:10 68:19 70:17 72:2 74:3 normally 20:3 north 38:20 45:10 49:11 50:15 61:9 62:1 notary 76:4,13 note 39:18 notes 14:24 16:4 76:6 notice 2:7,9 40:6 59:19 notre 45:9 number 21:5 29:7,8 29:9 45:11 47:7,14 49:9 numbers 20:11</p> <hr/> <p style="text-align: center;">o</p> <hr/> <p>o 6:16,16 45:2,2 76:1 o'clock 8:9,10 26:8 26:13 55:13 obstructions 49:17 obviously 69:6 offer 56:21 offered 23:8 offering 46:19 48:16 office 57:8,23 60:24 okay 4:6 11:9 14:5 30:18 39:10 54:18 72:11 old 12:17 60:11,12 60:18 older 47:17</p>	<p>olivo 44:13,21,25 45:2,17,25 46:3 51:12 52:3 53:12,17 54:13,20,23 55:4,23 56:4,11,22 57:3,10 57:14,18,24 once 28:2 64:8 71:7 ones 18:3 open 2:7 32:20 34:19 40:7 41:8 56:12 operate 24:15 25:11 operated 25:10 operation 6:21 8:7,8 44:5 55:6 operational 25:8 27:22 operationally 28:22 operations 45:7 50:12 opportunity 21:22 36:3 46:6 50:5 57:5 opposed 18:25 36:19 63:3 73:6 order 56:12 74:5 ordinance 19:11 36:23,25 37:8 38:4 61:12 64:4,5 74:24 ordinances 61:18 63:25 74:5 orient 45:3 original 41:6 ornamental 15:20 outlined 30:5 outreach 65:14 outs 67:19 outside 47:16 51:17 55:11 overall 46:1 overhang 42:13 overview 45:20 owner 23:8 25:7,16 25:17 42:21</p>
---	---	--	---

<p>p</p> <p>p.m. 1:9 8:10 75:11</p> <p>packets 14:21</p> <p>pads 47:17</p> <p>page 16:4,5 40:1 72:23 74:20</p> <p>pages 70:9</p> <p>pallets 9:6</p> <p>panagopoulos 1:20 53:22 54:6,16,21 55:1</p> <p>park 13:14 32:8,14 49:4</p> <p>parked 11:17 24:21</p> <p>parking 7:3 8:2,15 8:16,19,22 9:22,25 15:6,7,23 16:7,11 17:3 24:22 27:13 29:7,8,10,12 38:13 42:8 47:19 52:7 56:19,20,21 57:2,16 65:4 66:18</p> <p>part 9:22 23:19 46:17 51:13 69:24 72:1 74:24</p> <p>participate 64:18</p> <p>particular 6:24 7:25</p> <p>particularly 55:9</p> <p>partner 10:21 65:17</p> <p>parts 67:4</p> <p>pass 48:13</p> <p>passed 5:2,21 32:5 58:13 59:18</p> <p>passes 31:7 43:12</p> <p>paterson 5:5</p> <p>pattern 24:13 50:14</p> <p>paul 1:21</p> <p>paul's 68:13</p> <p>paved 10:1 16:9</p> <p>pavement 16:13 69:15</p> <p>pavings 35:20</p> <p>pavonia 1:7</p>	<p>pay 63:13 72:21</p> <p>pe 1:12,20,21</p> <p>peak 52:6</p> <p>pedestrian 65:25 66:8,20 67:23 68:3</p> <p>pedestrians 49:9,18 50:9,22 67:20</p> <p>people 18:12,19</p> <p>percent 26:2</p> <p>period 21:3</p> <p>permeable 69:15</p> <p>perspective 12:20 27:22 38:7,15,23 45:22</p> <p>pervious 35:20</p> <p>phase 68:18</p> <p>phases 68:25</p> <p>picking 39:12</p> <p>picks 51:14</p> <p>pickup 52:8</p> <p>pitching 74:11</p> <p>place 14:13 17:2 39:19 49:25</p> <p>placed 30:2</p> <p>plain 14:2 36:22 37:3 38:5</p> <p>plains 13:14,23</p> <p>plan 7:1 12:17 15:3 15:11,18 16:4,6,14 22:1,2,8,9,12 24:5 24:20 27:10 28:6,7 29:19,24 30:4,16 35:9,11 37:20 38:9 39:7 41:6,21 42:14 42:15 44:15 50:25 51:8,24 55:19 59:21 60:9,14 62:6 67:15 68:1 69:1,22,24 70:1,2 71:14,16,17 73:16,19,22 74:6</p> <p>planner 1:18 13:21 13:24 14:6 25:17 50:6</p> <p>planning 1:1 2:2 9:9 11:6 14:7 20:3,9</p>	<p>23:21,22 30:8 33:24 52:25 60:13,19 61:9 62:1 63:9 65:6,11 71:2,13 76:7</p> <p>plans 5:23 6:24 9:8 14:9,14,19 16:4 17:12,17 20:13 21:14,21 22:7 24:1 24:6 25:9,18</p> <p>plant 7:15,21 16:1 16:22 20:19 63:1,4 63:7</p> <p>planter 42:13</p> <p>planters 34:23 35:13 36:16 69:14</p> <p>planting 7:13,18,19 8:4 15:19 16:2 57:8 70:4 72:19,21,25 73:3</p> <p>plantings 15:22 67:21</p> <p>plants 8:5</p> <p>platings 15:20</p> <p>please 2:2 3:5 6:13 10:11 13:4,11 17:12 33:10 34:7 44:23 55:19</p> <p>pleases 18:9</p> <p>plenty 17:25</p> <p>plethora 62:15</p> <p>plotted 24:10</p> <p>point 13:2 21:6 46:8 70:23</p> <p>points 47:12</p> <p>policies 64:6</p> <p>polled 60:20</p> <p>port 60:4</p> <p>portion 9:18,19 40:24 44:5</p> <p>portions 44:4</p> <p>position 6:18</p> <p>positions 13:22 47:15</p> <p>post 61:22 63:24 73:25 74:7,13</p>	<p>posted 2:9</p> <p>powerpoint 73:8</p> <p>pp 1:12,17</p> <p>practice 33:22 38:19 40:23</p> <p>preexisting 37:14</p> <p>prefer 49:21</p> <p>prejudice 31:14</p> <p>prepared 44:18 51:11 69:22</p> <p>prescribing 68:23</p> <p>present 1:15 4:22,25 5:16,19 46:6</p> <p>presentation 22:20 61:4 73:9</p> <p>presented 44:15</p> <p>pretty 8:19 22:9 38:11 61:22 65:8,9 72:17</p> <p>prevalent 46:17</p> <p>previously 35:14,16</p> <p>primary 34:22 65:15</p> <p>principal 45:2</p> <p>prior 33:5 74:10</p> <p>probably 26:21 66:11</p> <p>problem 18:14 19:13,24 22:18 27:15</p> <p>problems 71:23</p> <p>proceeding 75:10</p> <p>proceedings 1:4 76:5</p> <p>process 19:16 61:4 63:10 64:9,11 65:2 72:2,3 74:25</p> <p>products 26:2</p> <p>professional 13:21 33:16 66:24</p> <p>professionals 48:2 64:10</p> <p>programs 68:24</p> <p>project 11:12 46:1 46:11 65:10,13 69:4</p>
--	--	---	---

<p>70:12 74:2 promote 65:21 proof 37:6 properly 2:3,6 properties 61:13,14 property 7:25 9:18 9:19 11:21 17:21 32:13 34:10 35:24 36:20 39:9 41:25 42:11 43:22,24 44:2 64:22 proposal 44:4 propose 36:16 40:16 proposed 15:8 16:8 38:13,14,20 40:10 42:13 45:20 46:20 47:23 51:23 61:6 proposing 11:12 39:1 41:3 72:20 75:2 protection 37:1 provide 21:24 28:5 42:14 49:10 54:15 65:24 69:7 provided 7:24 12:5 24:11,20 29:24 46:25 51:10 provides 70:13 providing 24:15 48:15 54:17 public 2:7 5:24 13:25 52:16 61:3,5 63:16 65:13 68:10 70:18,22 76:4,13 published 2:8 pull 20:13,22 27:18 pulling 15:14 16:12 22:17 purely 62:13 purposes 66:2 push 18:15 pushing 19:9 put 16:15,23 17:2,3 20:22 33:5 39:3,24 66:23 67:1</p>	<p>putting 7:3 16:11 29:11 62:22</p> <hr/> <p style="text-align: center;">q</p> <p>qualify 33:3 question 13:4 28:19 28:25 41:2,15 42:18 53:8 55:21 56:19 71:12 questions 10:5,6 12:22,23,25 14:20 17:11,15 29:16 37:17 38:22 44:19 44:21 50:11 53:4 56:16 63:19 71:11 75:2 quick 73:8 quickly 13:18 14:10 14:19 17:5 quite 24:2 quorum 3:4</p> <hr/> <p style="text-align: center;">r</p> <p>r 6:16,16 76:1 rack 62:23 racks 41:12 50:6 51:23 57:5 radiuses 22:24 rain 69:13,17 rainwater 64:21 69:17 raised 36:22 ramp 53:24 range 64:15 ratio 66:18 reach 19:8 53:11 read 59:22 really 19:2,21 24:8 38:22 45:18 47:20 48:3 51:1 62:22 63:23 64:5,24 71:1 realty 58:19 71:18 rear 32:20 34:19 35:20,22 36:20 37:10</p>	<p>reason 7:18 16:15 27:16 56:5 reasonable 28:24 53:13 63:2 recap 29:18 41:2 42:5 56:17,24 57:20 received 25:9 47:25 61:8 recognize 48:5 recommend 4:2 71:4 recommendations 6:8 7:6 62:10 66:7 recommending 68:2 record 6:14 10:12 13:12 22:3,6 23:25 25:7 28:21 32:24 33:6,11 36:9 39:4 44:24 59:22 redeveloped 48:24 redevelopment 30:9 66:17 redo 27:11 reducing 34:17 37:14 reexamination 74:15 reference 70:1 referenced 38:10 referring 53:15 reflect 24:10 71:8 reflected 73:15 regard 8:14 15:24 21:23 26:16 44:13 48:1,25 52:5 regarding 36:3 regardless 40:8 regular 1:4 76:6 regulation 71:5 regulations 6:9 61:11,11,16,19,24 63:18 64:2,8 69:21 71:9,15 73:21 74:23 reiterate 13:4</p>	<p>relative 66:9 relatively 47:8 52:22 relied 24:21 relying 25:3 remain 47:14,15 remainder 20:19 21:1 remaining 24:2 30:1 30:8 38:22 40:3 remains 35:13 remind 57:23 remington 23:24 remove 34:18 44:5 removed 32:20 34:22 rendering 13:5 68:5 renderings 12:13 renee 1:12 renewal 60:4 renovated 32:19 renovation 32:16 rental 37:19 repair 56:2 replace 40:7,9,16 replaced 39:19 41:25 46:23 replacing 41:17 47:18 report 33:4 63:18 66:13,14,15,22 68:22 70:19,20,24 represent 27:25 representations 24:12 representative 55:17 represented 28:6 request 20:18 requested 31:12 require 62:2,16 66:21 required 13:6 42:10 52:1 56:12 69:2,6,9 69:11 72:9</p>
--	--	--	--

<p>requirement 42:9 54:14 64:1 69:25 70:14 72:2,5,6,9 73:6,15</p> <p>requirements 30:5,8 48:25 56:14</p> <p>requires 40:12 54:22,24</p> <p>reset 40:16</p> <p>residential 32:18 34:10 35:15,18 36:19 37:6 51:15,16 62:14 64:17 67:5</p> <p>residents 41:10</p> <p>resiliency 61:21</p> <p>resist 42:18</p> <p>resolution 55:24</p> <p>resolutions 4:8 66:11</p> <p>responded 33:4</p> <p>response 28:24 33:7 36:6</p> <p>rest 70:21</p> <p>restaurant 32:15,16 32:18 37:4 38:12 49:6 56:20</p> <p>restrictions 11:20 16:20</p> <p>resubmit 21:18</p> <p>result 48:4,7 68:9 74:2,9</p> <p>retail 29:5 44:3,8</p> <p>retained 35:1</p> <p>review 3:9 21:3 23:11,13,14,16,19 23:24 28:23 38:7,8 44:16 52:23 57:5 59:21 60:9,14 70:21</p> <p>reviewed 6:7 7:5 46:10 68:25</p> <p>reviewing 70:18</p> <p>revise 20:13,21 40:3</p> <p>revised 12:1 21:14 21:21 22:7 24:1 30:4,17 60:19 69:23</p>	<p>73:11,21</p> <p>revision 15:4,12,18</p> <p>revisions 22:12</p> <p>revisit 73:23</p> <p>right 8:18 14:25 15:1 17:22 18:22 20:2,4,4,18,23 21:12 30:2 34:21,24 34:24 41:13 49:15 49:19 50:16 52:11 52:16 53:9 75:3</p> <p>rise 3:6</p> <p>riverwalk 60:4</p> <p>road 24:22 43:25 62:15,18</p> <p>roads 61:13 62:8,11 62:11,12,13 66:6,9 67:1,2,9</p> <p>roadway 48:13 49:24</p> <p>roadways 46:9 48:11</p> <p>robert 32:11</p> <p>roll 2:1,12 23:11</p> <p>romano 3:1 4:24 5:18</p> <p>roof 35:21 36:20</p> <p>roofs 69:16</p> <p>room 16:22 17:4,25</p> <p>round 11:20</p> <p>routine 28:12</p> <p>rpr 76:3,12</p> <p>running 63:14</p> <p>runoff 62:22 64:21</p> <p>runs 67:3</p> <p>rush 55:12,12</p> <p>rushabh 1:11</p> <p>rutgers 67:25 68:9 68:14,25</p> <p>rutherford 45:4</p>	<p>salute 3:7</p> <p>salvage 40:14</p> <p>sandy 61:22 63:24 73:25 74:7,10,13</p> <p>satisfied 13:2 42:10</p> <p>satisfy 71:1</p> <p>save 65:15</p> <p>saw 40:9</p> <p>saying 18:4 28:2</p> <p>says 41:18</p> <p>schedule 60:19 63:11 65:3,8 70:22 70:25 71:5,5,24 73:2,5,12</p> <p>scheduled 5:23</p> <p>schuyler 6:1 11:14 15:19 16:6,19 24:16 25:2</p> <p>science 45:8</p> <p>scotch 13:14,23 14:2</p> <p>sd 59:24 60:3</p> <p>seabra 5:25 6:10,18 15:3</p> <p>second 3:13 4:15 5:3 5:9 15:3 28:15,17 30:20 31:18 42:25 57:1 58:1 59:6 68:11</p> <p>secretary 1:17 2:11 56:16</p> <p>section 68:10,11,17</p> <p>sections 67:9</p> <p>see 12:15 16:8 18:4 18:17 36:3 54:21 61:20 62:7 66:4 68:3 72:10</p> <p>seeing 40:13 67:2</p> <p>seeking 49:15</p> <p>seen 25:18</p> <p>sell 26:2</p> <p>semi 28:4</p> <p>sensitivity 51:16</p> <p>sensors 38:1</p> <p>separate 29:19 62:9</p>	<p>separating 62:20</p> <p>separation 67:21</p> <p>servable 39:18</p> <p>serve 66:2</p> <p>service 4:11 44:3,5 46:14,18 47:2,21 48:4,9 51:3 62:12</p> <p>services 63:13</p> <p>set 14:13 17:18,24 38:1 72:16</p> <p>sets 40:19</p> <p>seven 7:15,22 8:9,11 16:2,20 21:10,14,16 26:8 29:25</p> <p>sewage 38:21</p> <p>shade 7:13 13:5,6,6 15:25,25 42:9 49:14 49:16 50:1 51:25 53:10,11 69:20,25 70:5,14</p> <p>shama 6:10 10:9,13 10:13,14,16,21 11:1 11:2,11,14,25 12:4 12:15,22</p> <p>shari 76:3,12</p> <p>sheet 11:24 12:2 14:23 15:3,11,17 16:14,15</p> <p>sheets 11:25</p> <p>shield 51:18</p> <p>shielding 51:10</p> <p>shields 51:17</p> <p>shorten 22:16 67:19 68:3</p> <p>shortened 23:3</p> <p>shorter 28:4</p> <p>show 14:15 15:21 27:11,15 28:7 36:13 57:5</p> <p>showing 12:20 35:11 44:14</p> <p>shown 20:1</p> <p>shows 13:5 15:5,12 15:15,18 16:6 24:20</p>
	s		
	<p>s 10:13</p> <p>safer 65:25 67:23 68:3</p>		

<p>shrubs 8:5</p> <p>side 14:24 24:21 36:16 45:18,19 49:23 52:12 55:14</p> <p>sidebar 24:6</p> <p>sides 17:24</p> <p>sidewalk 39:23 40:7 40:9 49:7 54:2 57:12</p> <p>sidewalks 15:21 39:17 53:15</p> <p>sight 16:17,19 18:24 19:16</p> <p>sightseeing 49:5</p> <p>signals 49:18</p> <p>signature 40:19 76:11</p> <p>simulated 24:7</p> <p>simulations 24:9</p> <p>single 12:6,18</p> <p>sip 68:12</p> <p>site 5:22 15:3 21:25 22:2,8,9 25:21 29:19,24 30:4,15 34:5 35:9,10 38:9 39:7 42:14,15 44:14 46:2,3,10,12,13,21 46:22 47:4,6 48:17 48:22 49:7 50:7,16 51:3 52:13,14,18 55:7 56:9 57:6 59:21 60:9,14</p> <p>sites 46:16 48:20</p> <p>situation 28:9,12</p> <p>six 17:20 20:1,7,19 21:11 32:18 34:10 34:17 36:19 37:12 38:12 51:25 55:24</p> <p>size 28:14 69:4</p> <p>skyline 43:15,21</p> <p>slide 63:21</p> <p>slides 66:5</p> <p>slight 48:6</p> <p>slopes 54:1</p>	<p>slowly 36:1</p> <p>small 26:14 47:5,9 64:20 65:4</p> <p>smaller 23:6 28:14 50:19 55:10 64:17</p> <p>smart 74:5</p> <p>sneaking 25:3</p> <p>somewhat 45:20 55:5</p> <p>sorry 23:10 33:23 71:9</p> <p>sounds 27:25 28:11</p> <p>sources 74:12</p> <p>south 49:11 50:18</p> <p>southeast 15:9</p> <p>sp 4:10 5:4,25 31:9 32:7 43:15 58:18,21 59:1</p> <p>space 7:21 9:4 20:21 34:13,19 54:8,9,18</p> <p>spaces 19:19</p> <p>spacing 13:4 20:16</p> <p>speak 6:5 25:7 34:15 50:5</p> <p>speaking 49:8 55:4 55:11</p> <p>speaks 69:4</p> <p>special 28:12</p> <p>species 19:8,24 70:3</p> <p>specific 64:15 71:21</p> <p>specifically 8:17 11:7 41:5</p> <p>specified 19:10,19</p> <p>specifies 19:25</p> <p>specify 62:18</p> <p>speed 24:9</p> <p>spell 6:14 10:12 13:12 33:11 44:24</p> <p>spend 63:21</p> <p>spot 29:12</p> <p>spots 24:24</p> <p>spread 18:20 19:3</p> <p>square 7:4 9:1,3 11:18 17:7,8 22:5 44:7 66:17 67:3</p>	<p>68:12 69:8</p> <p>squaring 9:13 11:19</p> <p>squeeze 20:15,23</p> <p>squeezing 18:16</p> <p>st 59:24 68:13</p> <p>staff 53:13,19,23 57:4</p> <p>staff's 52:23</p> <p>staging 52:9</p> <p>stalls 29:8 47:19 52:7</p> <p>standard 38:19 39:11 40:23</p> <p>standardized 73:4</p> <p>standing 10:25 33:1</p> <p>stantec 65:18,19</p> <p>star 2:9</p> <p>start 60:24 64:5 66:14 71:8 73:9,13 73:17</p> <p>starting 4:9 5:24</p> <p>starts 55:14</p> <p>state 6:13 10:11 13:11,19,20 33:1,10 33:19,19 44:23 45:6 64:7 74:12 76:4,13</p> <p>statement 60:17</p> <p>states 45:12</p> <p>station 44:3,4,5 48:5 51:3</p> <p>stations 46:15</p> <p>stay 17:9 27:19 50:25 51:1</p> <p>step 63:16 70:17</p> <p>steps 71:3</p> <p>stipulations 35:23</p> <p>stone 39:18,20</p> <p>stonefield 45:2</p> <p>stoop 34:22</p> <p>stoops 35:12,14</p> <p>stop 49:10</p> <p>storage 8:21,23 37:9 37:10 41:3,6,11 42:7,8</p>	<p>store 27:14 44:8 46:19 48:5,7,15,19 48:22 50:20 55:3,9 56:2</p> <p>stores 46:16 48:9</p> <p>storm 36:1 38:20</p> <p>stormwater 62:17 62:21 64:1 65:20,21 66:3,13 69:3,16,19 70:16</p> <p>straightforward 38:15</p> <p>streamline 63:8,10 64:8</p> <p>street 15:19 16:16 17:17,18 18:2,23 20:6 24:22 38:14 46:4,4 47:13,22,23 49:1,3,13,19 50:15 56:20 58:22,23 64:6 65:19,23 67:6,8</p> <p>streets 18:2 64:4 65:23,24,25 67:22</p> <p>streetscape 18:8 66:8</p> <p>stringent 63:25</p> <p>striping 16:7,12 47:19 68:4</p> <p>strips 62:14</p> <p>structure 65:10</p> <p>structures 32:19 34:18 35:7</p> <p>studied 48:8</p> <p>study 67:24 68:9 74:3</p> <p>stuff 16:16 18:16,20 20:15 67:13 72:1</p> <p>subdivision 21:18 21:23 22:8 29:20 30:16 59:21</p> <p>subdivisions 5:23</p> <p>submission 23:10</p> <p>submissions 24:4</p> <p>submitted 9:8 12:1 23:20</p>
--	---	---	---

<p>substantially 37:14 subsurface 69:14 suburban 67:17 sufficient 4:3 suggested 14:12 summarizing 61:23 summary 61:2 73:10 summit 14:2 sunday 8:10 supermarket 6:21 6:24 7:2 8:9 11:15 12:9,10 15:4 25:23 25:25 26:1,1 28:19 supplier 26:6 suppose 19:7 sure 6:7 13:13,18 20:10 24:14 46:13 49:1 53:20 56:24 57:12 63:11,14 64:2 surface 47:18 surfaces 34:20 surrounded 18:13 surrounding 46:9 surveyor 13:19,22 sustainable 35:24 swails 69:14 71:25 swap 9:16 14:11 16:9 17:5 21:22 swapping 51:3 switching 38:1 56:6 sworn 6:12 10:10 13:10 25:20 33:9 44:22 syracuse 33:18 system 36:1,17 64:23</p>	<p>54:4 56:25 63:19 66:16 67:16 taken 31:13 59:23 76:6 takes 9:2 talk 14:8 19:9 34:7 45:19 talked 22:16 tank 35:22,25 tax 14:23 technical 38:17 technically 21:23 62:23 technique 57:1,2 62:21,23 69:2,3,7 69:10,12 techniques 42:6 61:17,18 62:16,17 62:17 64:14,16 69:19 70:15,16 71:25 73:15 tell 6:23 7:23 8:6,15 23:2 25:20 template 30:4 ten 8:9 27:23 71:19 71:20 73:24 terms 7:10 42:5 46:25 47:1,25 48:25 49:13 50:3,12 52:25 56:6 62:24 71:3 testified 11:4 45:9 testify 22:25 44:13 testifying 45:16 testimony 13:2 14:6 14:17 18:6 21:24 22:9,20 23:1,8 24:3 24:11 33:8 52:5 thank 10:8 34:3 38:6 39:12 43:13 45:24 58:14 75:4 themes 61:23 thibault 32:25 33:7 33:12,13,14,17 34:3 34:4,9,16 35:6,10 36:5,8,12,15,24</p>	<p>37:4,13,25 38:25 39:8,22 41:4,13,16 41:19 thing 18:15 19:14 20:1 28:2 38:18,25 62:25 72:23 74:6,16 things 7:2 8:17 23:17 25:16 51:18 61:20,24 62:19 66:4 66:10 67:17 68:13 69:17,18 72:13 think 19:1,2,4 25:6 25:15 28:24 39:5,5 40:2,4,14 41:6 42:1 42:2 48:1 52:4 53:13 54:12 63:20 73:16 thinking 72:22 thinner 18:11 third 1:7 30:3 60:21 thomas 1:12 thought 18:14 21:7 21:9 three 8:21,23 20:1,2 20:8,14,22 26:6,15 28:3 52:6 70:9 thursday 26:10 tight 19:2 time 6:11 10:9 13:9 18:19 27:21 55:2 56:5 63:21 69:23 72:6 timely 52:24 times 26:6,15 28:3 70:8 71:24 73:25 tired 71:10 title 14:25 titled 15:3,11 today 11:13 14:8 47:14 48:13,17 50:14,18 57:4 tolerance 53:18 tonight 21:24,25 22:6</p>	<p>tonight's 22:13 33:5 tony 22:24 totally 18:12 touch 64:24 65:1 touched 51:22 63:20 tough 18:11 town 14:12 22:3 towns 74:17,18,20 74:23,25 75:1 township 13:25 23:18 46:5,7 51:13 55:25 traffic 8:16 25:5 26:17 45:7,14,16,18 45:22 48:6,10,13 49:18 50:19,22 66:13,20 trailer 9:1,5 26:7,22 26:23 27:17,20 trailers 8:21,23 27:9 transcript 1:4 76:9 transit 49:20 transportation 61:9 62:1 67:25 traveling 50:9 traverse 67:10 treat 67:6 treatment 42:7 treatments 68:2 tree 13:7 18:7 19:19 20:6,24 32:7,15 42:9,11,19 49:16 53:10,11 57:8,9 63:1,2,4 69:25 70:14 72:8,19,21 trees 7:14,21 8:5 13:5,6 15:19,25,25 16:16,20,23 17:17 17:18,20,23 18:23 19:2,10,11,18 20:14 20:22 29:25 30:1,2 42:11 47:8 49:1,13 49:14,22 50:1,2 51:25 63:7 69:20 70:4,5</p>
<p>t</p>			
<p>t 33:13,13 44:16 51:6 76:1,1 table 15:1 tag 74:25 take 9:5 14:9,19 29:18 33:2 35:8</p>			

<p>trenches 69:15 triangle 16:19 17:6 18:1 triangles 16:17 19:16 tridente 1:19 13:3 21:9 30:12 39:16,25 52:25 53:8,14 57:21 tried 67:16 tries 69:1 trip 48:21 truck 24:24 27:3,7 27:24 28:4,10,13,14 trucks 11:16 12:12 23:3,4,6,6 26:11,12 26:17,21,22 28:1,3 28:6 50:12,13,13,20 55:10 true 9:13 70:3 72:19 72:24 73:22 truly 63:12 trust 7:15 17:1 21:1 try 18:10 61:21 64:7 68:20,24 trying 22:11 34:16 49:25 63:8 64:14 65:15,24 70:10 tuesday 60:21 turn 25:1 50:17 turning 16:14 22:24 24:5 25:9,18 30:4 turnings 24:7 turns 27:15 twelve 7:14,21 26:14 twice 26:21 28:2 two 7:2 8:20 9:2 13:6 20:24 28:13 29:13 35:2,12 39:16 42:11 47:12 50:4 67:1 69:11 70:10 type 27:3 28:2 46:16 56:8 62:18 67:7 74:1 types 62:15,15</p>	<p>typical 14:23 28:12 70:12 typically 55:7 typologies 62:11 typology 66:5</p> <hr/> <p style="text-align: center;">u</p> <hr/> <p>u 6:16 33:13 ultimately 37:21 underneath 46:24 undersized 54:10 understand 21:15 53:17 54:23,25 73:6 understanding 21:2 21:21 40:8 53:2 understood 21:3,7 54:20 57:24 unfortunate 74:13 unfortunately 74:10 union 13:23,24 14:3 68:15,19 unit 36:19 38:13 units 32:18 38:13 university 33:18 45:9 unload 9:3 27:17 update 61:2,10 74:9 updated 47:2 63:24 74:24 updates 73:25 74:15 updating 61:17 69:21 71:17 upgrades 47:4 66:2 66:22 67:15 upper 14:25 uptick 48:6 urban 58:22 60:4 67:18 use 19:11 35:18 37:2 37:8 41:10 44:11 48:4,7 50:13 51:3,4 51:17 54:10 56:13 63:15 66:10 70:11 71:1 74:4</p>	<p>uses 66:6 usually 26:7,8 utilities 40:6 utilize 34:23 49:9 utilized 17:3 44:2 49:25</p> <hr/> <p style="text-align: center;">v</p> <hr/> <p>v 45:2 valet 56:21 van 26:14 vans 50:20 varies 72:18 various 11:22 33:20 74:12 vehicle 24:5,19 25:18 48:18,21 52:14 55:6 vehicles 28:1 52:17 vehicular 47:23 vendor 56:7 venting 36:17 verify 39:20 vernick 23:24 version 12:5 versus 19:1 views 49:2 vote 29:18 42:5 56:25 60:8 votes 4:3</p> <hr/> <p style="text-align: center;">w</p> <hr/> <p>walk 19:17 34:4 70:14,15 walkway 54:1 wall 15:20 18:17 23:18 want 14:4 18:17,19 18:20,23 19:22 20:9 24:14,25 25:1,5,13 25:14 28:21 35:8 39:3 41:8 42:3,5 53:9 56:16 62:18 63:14 64:1,5,8 66:5 67:8 71:10 72:15,16 72:19 74:21</p>	<p>wanted 14:15 16:16 23:17 39:20 41:8 63:1 warehouse 7:4 8:22 8:25 9:3 12:9,11 16:8 17:8 26:4 27:16 29:3,4 warren 14:1 water 16:25 35:21 35:25 38:2,21 64:23 64:24 watson 13:9,13,13 13:16,18 14:7,18 16:2 17:20 18:9 20:12,20 21:11,17 22:15,22 25:13 27:10 28:7,15 29:13 30:6 way 8:18 20:2,4,23 21:12 22:6 24:16 28:23 30:2 32:12 34:21,24 37:9 45:3 45:4 48:20,23 49:15 49:19 52:11,16 53:9 65:20 wb 23:5 27:11 28:4 28:14 30:6 we've 21:11 46:9 65:2,7 wednesday 1:8 26:9 26:24 76:8 weehawken 43:23 46:5,7 49:2 week 8:12 26:6 28:4 28:13 32:24 went 42:21 71:9 west 51:14,17 52:12 58:18 60:5 68:15,18 westfield 14:2 whiton 58:23 wide 54:17 wider 54:14 width 54:13 window 55:8</p>
---	---	---	---

<p>winter 42:21 wise 19:1 witness 6:12 10:7,10 13:10 33:9 44:22 work 10:20 16:25 21:24 22:11 23:17 33:20 48:20 53:12 53:20 57:7,11 65:10 74:1 worked 14:1,2 19:17 23:19 working 21:6 23:16 works 24:8 wrapped 52:16 writing 33:5 wrong 71:3</p>
<p>y</p>
<p>yard 32:20 34:19 37:10,15 yards 35:20 yeah 8:1 21:20 51:12 year 28:2 68:12,21 years 10:23 33:21 61:15 71:18 73:24 74:10 york 13:20 33:20,21 49:12 60:5 68:15,18</p>
<p>z</p>
<p>z006 40:1 zero 53:18 zoning 14:24 34:1 74:15,17</p>