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COUNTY OF HUDSON
PLANNING BOARD

MEETING OF THE HUDSON :
COUNTY PLANNING BOARD : TRANSCRIPT
- - - - - OF
PROCEEDINGS

October 5, 2011
County Annex Building
567 Pavonia Avenue
3rd Floor
Jersey City, New Jersey
commencing at 6:30 p.m.

B E F O R E:

RENEE BETTINGER, VICE CHAIRWOMAN/ACTING CHAIR
JUDE FITZGIBBONS, CHAIR PRO TEMPORE
MARY AVAGLIANO, COMMISSIONER
HON. WILLIAM O'DEA, COMMISSIONER
HON. ANTHONY ROMANO, COMMISSIONER
JOSEPH GLEMOCKI, ASSISTANT COUNTY ENGINEER

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

JOHN J. CURLEY, ESQ., BOARD ATTORNEY
STEPHEN MARKS, PP, AICP, PLANNING DIRECTOR
MARIO TRIDENTE, BUILDING INSPECTOR/ZONING
OFFICER
LEE D. KLEIN, T & M ASSOCIATES
MICHAEL ASCOLESE, PROGRAM MANAGER

Job No: NJ357895

1 ACTING CHAIR BETTINGER: I'd like to
2 call to order the Special Meeting of the Hudson
3 County Planning Board for Wednesday, October 5th,
4 2011.

5 Secretary, may I have a roll call,
6 please?

7 DIRECTOR MARKS: Commissioner Avagliano?

8 COMMISSIONER AVAGLIANO: Here.

9 DIRECTOR MARKS: Commissioner Bettinger?

10 COMMISSIONER BETTINGER: Here.

11 DIRECTOR MARKS: Commissioner

12 Fitzgibbons?

13 COMMISSIONER FITZGIBBONS: Present.

14 DIRECTOR MARKS: Commissioner Glembocki?

15 COMMISSIONER GLEMBOCKI: Here.

16 DIRECTOR MARKS: Commissioner Holloway
17 is absent.

18 Commissioner Mehta is absent. Comp NG
19 is absent.

20 Commissioner O'Dea?

21 COMMISSIONER O'DEA: Here.

22 DIRECTOR MARKS: Commissioner Romano is
23 absent.

24 And, Madam Chair, Commissioner Choffo is
25 also absent.

1 Madam Chair, we do have a quorum.

2 ACTING CHAIR BETTINGER: Thank you.

3 Please rise --

4 MR. CURLEY: This meeting, just to make
5 the Open Public Meeting Act announcement, the meeting
6 has been properly noticed, in accordance with the
7 Open Public Meetings Act, by the posting of notice
8 with the Clerk of the Freeholder and with The Jersey
9 Journal and Star-Ledger.

10 ACTING CHAIR BETTINGER: Thank you,
11 Counselor.

12 (All rise to salute the flag.)

13 DIRECTOR MARKS: Madam Chair, the first
14 order of business is the matter scheduled for public
15 hearing, beginning with Application 2011-062-SP, Goya
16 Foods, Inc., located on New County Road in the City
17 of Jersey City, which is Block 1002, Lot 99b, Block
18 1000 -- I'm sorry, 1100, 1100, Lot 52c, Block 1001,
19 Lot 7a and Block 1101, Lot 51a.

20 MR. COAKLEY: Good evening, Madam
21 Chairwoman. My name is Kevin Coakley. I'm from the
22 law firm of Connell Foley.

23 (Whereupon, a discussion is held off the
24 record.)

25 Let me start again. My name is Kevin

1 Coakley, from the law firm of Connell Foley, on
2 behalf of Goya Foods, Inc. This is their application
3 for county planning board site plan approval for a
4 615,000 square foot building planned on New County
5 Road.

6 This building is a little bit larger
7 than the two buildings that were previously approved
8 by this Board on the same site in 2006. At that
9 time, the two buildings together were about 589,000
10 square feet.

11 So this building is 615,000, but
12 essentially covers the same amount of impervious
13 coverage, and as important for your jurisdiction, it
14 has less truck traffic, which you'll hear about from
15 the experts.

16 The building is planned to have 577,000
17 square feet of warehouse space and about 38,000
18 square feet of office space.

19 So, with that brief introduction, I'd
20 like to swear in three potential witnesses who are
21 here this evening and they're all expert witnesses.
22 So if I might call them up and they could be sworn in
23 together to save time.

24 And their names, for the record, are:
25 Richard Burrow, who is a Professional Engineer;

1 Daniel Desario, who is a Professional Engineer; and
2 Mark Hugeback, who is a licensed architect.

3 (Sworn.)

4 MR. CURLEY: Would you please state your
5 name, for the record, and spell your last name,
6 starting from left to the right.

7 MR. DESARIO: Dan Desario,
8 D-E-S-A-R-I-O.

9 MR. HUGEBACK: Mark Hugeback,
10 H-U-G-E-B-A-C-K.

11 MR. BURROW: Richard Burrow,
12 B-U-R-R-O-W.

13 R I C H A R D B U R R O W, having been previously
14 sworn, testifies as follows:

15 DIRECT EXAMINATION BY MR. COAKLEY:

16 Q. If I may start with Mr. Burrow, please;
17 what is your occupation?

18 A. A civil engineer with Langan Engineering
19 and Environmental Services.

20 Q. And you're licensed in the State of New
21 Jersey?

22 A. I am.

23 Q. All right. And have you been qualified
24 by this Board and/or other boards to give expert
25 testimony?

1 A. I have. I was the engineer who
2 testified in front of this Board the first time this
3 thing was approved.

4 Q. And you've been qualified by other
5 boards as well?

6 A. That's correct.

7 Q. All right. And have you been in general
8 supervisory control of this project on behalf of
9 Langan?

10 A. I have.

11 MR. COAKLEY: I'd like to offer Mr.
12 Burrow as an expert in the field of civil
13 engineering.

14 ACTING CHAIR BETTINGER: Thank you.
15 BY MR. COAKLEY:

16 Q. Mr. Burrow, could you briefly explain
17 the project to the Board?

18 A. Certainly. First of all, I'd like to
19 show you the application that this Board approved
20 prior to this one. This is the application that the
21 Rockefeller Group had approved, two buildings on the
22 site. Site is 40 acres on County Road Intermodal
23 Zone B and the site is currently vacant but you can
24 see, this 539,500 square foot, two-building plan, is
25 what's previously approved.

1 MR. CURLEY: Now, Mr. Burrow, could we
2 mark that plan as P-1?

3 THE WITNESS: Certainly.

4 (Exhibit received and marked into
5 evidence.)

6 MR. CURLEY: Please identify what it is.

7 THE WITNESS: This plan is a rendered
8 Site Plan which shows two buildings on it. It's the
9 Site Plan that was approved by this Board previously.
10 The current application, which is --
11 I'll refer to Exhibit P-2.

12 (Exhibit received and marked into
13 evidence.)

14 P-2 is a rendering of the application
15 that is in front of you this evening. And P-2 is a
16 rendered version of the Site Plan that is in the
17 packages that were submitted to the Board for review.

18 So you can see the same site, it's a
19 40-acre site, there's a wetlands on the site, largely
20 located to the east if up the page is north. And the
21 proposed building, as Mr. Coakley mentioned, is
22 615,000 square feet in total. It's a 589,000 square
23 foot footprint, 577,000 square feet of warehouse and
24 38,000 square feet of office.

25 The office is located on three levels in

1 the southwest corner next to the western-most
2 entrance off of New County Road.

3 As you can see from the Site Plan, we
4 proposed two entrance driveways off of New County
5 Road. These are in the same location as the previous
6 approval. The western-most entrance, closest to the
7 New Jersey Turnpike and Exit 15X, one of the primary
8 entrances to truck traffic, trucks entering up the
9 western side of the building, circulating around the
10 back and using the loading docks, 66 loading docks,
11 on the rear of the building.

12 And in the front or to the south and to
13 the east of the building, we have car parking and
14 there's room for 480 car parking spaces on the site.
15 We're proposing to build 362 and bank 118 of those
16 spaces.

17 There's also, in the rear and to the
18 west, space for 114 trailer parking spaces which
19 allows efficient use of the building.

20 And this is a variance-free application.
21 It has been granted approval by the New Jersey
22 Meadowlands Commission and we achieved that last
23 week.

24 In terms of utilities, we'll have water
25 and sewer service, electric and gas, all off of New

1 County Road. We'll be constructing a pretty lengthy,
2 3,237 feet, force main, that's a pump sewerage
3 system, it will pump the sewage from the building to
4 the existing JCMUA sewer on Tonnelle Avenue. And
5 although there is a water service --

6 ACTING CHAIR BETTINGER: Excuse me, Mr.
7 Burrow. Can you please try to speak into the
8 microphone? It's very difficult to hear you. We
9 have overhead noise with the air conditioning.

10 THE WITNESS: I apologize.

11 ACTING CHAIR BETTINGER: I would like to
12 note, for the record, that Commissioner Romano is
13 present.

14 THE WITNESS: Water service on the site,
15 water will be provided from County Road, because we
16 do have a water tank on the site to provide
17 additional volume of water for fire suppression
18 within the building.

19 Another aspect of that application,
20 which basically is unusual given the industrial
21 neighbors that we have, is pedestrian access. And
22 pedestrian access came up through our past approval
23 but I'd like to discuss how we addressed that.

24 There's an existing sidewalk on the
25 south side of County Road and that sidewalk crosses

1 County Road to the north side just to the west of our
2 western-most driveway.

3 MR. COAKLEY: Perhaps it would make
4 sense to orient the Board with the area showing the
5 similar area.

6 THE WITNESS: Sure. On my last next
7 exhibit, P-2, P-3 --

8 MR. COAKLEY: P-2.

9 THE WITNESS: Sorry.

10 (Exhibit received and marked into
11 evidence.)

12 THE WITNESS: Exhibit P-3 shows the site
13 outlined in yellow in the context of, let's call it,
14 the neighborhood. Our neighbor immediately to the
15 south is Croxton Yard. Our neighbor immediately to
16 the east is the US Mail international mail facility.
17 To the north is the site which is presently owned by
18 National Retail Systems, that is approved for
19 industrial warehouse distribution use. And to the
20 west is a small truck-terminal-type warehouse
21 building.

22 And you can see on this aerial, the
23 bottom of the aerial is the ramp for 15X, so clearly
24 we're very close to 15X on the Turnpike. And just
25 off to the west but not actually on this plan, is

1 Goya's other building at 100 Seaview. It's important
2 to Goya to have these buildings in close proximity to
3 each other.

4 So you can see, we're proposing an
5 industrial building, in an industrial neighborhood.
6 If you look at the aerial here, you can hardly see
7 some cars but you can see thousands of trucks. So we
8 think it's a great site for this use.

9 As I was talking about, the pedestrian
10 aspect, there's a sidewalk on the south side of
11 County Road. I'll refer back to Exhibit P-3 --

12 MR. COAKLEY: P-2.

13 THE WITNESS: Sorry, P-2, and P-2
14 crosses County Road adjacent -- to the south of the
15 truck terminal building. So we're proposing to
16 extend the sidewalk within the county right of way,
17 from that driveway essentially connecting to the
18 existing sidewalk to our western-most driveway. So
19 pedestrians will be able to safely access the site.

20 In terms of stormwater, and we've been
21 reviewed by T & M, I believe we have resolved all of
22 their questions. Stormwater design is very similar
23 to that previously proposed. We have no increase in
24 impervious surface from the previous approvals. We
25 have two detention basins, one to the north, one to

1 the west. And we're also incorporating some more
2 green techniques, for dealing with stormwater, that
3 the county requires. We have vegetated swales on the
4 site and we have native landscaping.

5 As you can see from the site, the
6 upland -- from this exhibit, in P-2, the upland
7 portions of the site that are not, you know, being
8 paved with asphalt or used to construct the building,
9 are going to be heavily landscaped. So I think the
10 site is going to look fantastic from County Road and
11 from the helix accessing the Turnpike.

12 BY MR. COAKLEY:

13 Q. Now, this building is slightly
14 different, in the way it will operate, than the
15 Rockefeller buildings. Can you explain that to the
16 Board?

17 A. Sure. Well, the rock buildings were
18 generic, perspective warehouse, there was no specific
19 user in mind. And this building and the use of the
20 site and the building is specifically for Goya. So
21 the inside of the building is being specifically
22 designed for Goya. There's a portion of it that will
23 be refrigerated, there's a portion of it that will be
24 further refrigerated for freezer use, there will be
25 specific racking systems that are very efficient in

1 moving the goods around the building.

2 Q. In terms of truck traffic, this is a
3 high-cube warehouse; could you explain that to the
4 Board?

5 A. Sure. The ITE defines, ITE is the
6 Institute of Transportation Engineers, and they
7 define different land uses and the amount of traffic
8 that they produce. And they defined, let's call it,
9 regular warehouse and then high-cube warehouse. This
10 building really does typify high-cube warehouse
11 because it is a building that is used to store goods.
12 There's certainly people that work here, but it's not
13 like an old-fashioned warehouse where every single
14 item is picked by one person, handed to another
15 person, very, very labor intensive, this is a more
16 mechanized with less trips, less trucks, kind of
17 exemplifies what a high-cube warehouse is and why
18 it's appropriate for this application.

19 Q. Okay. Anything more to add, Mr. Burrow?
20 Is that basically it?

21 A. That's basically it. Thank you.

22 MR. COAKLEY: Thank you.

23 COMMISSIONER O'DEA: Madam Chairman.

24 ACTING CHAIR BETTINGER: Yes.

25 COMMISSIONER O'DEA: You mentioned the

1 wetlands area; where is the wetlands area?

2 THE WITNESS: Sure. You can't really
3 see the site on -- can you see the site better, the
4 black line that goes around the edge of the site?

5 So, basically along the western edge,
6 you can see we're developing up to the edge of the
7 site and along the north edge here, there's actually
8 a wetland to the north and that encroaches onto our
9 site. We're actually expanding it slightly to
10 mitigate a very small swale and impact that we have
11 already created.

12 COMMISSIONER O'DEA: Are you using any
13 of the wetlands; are you filling any of the wetlands
14 in for your site?

15 THE WITNESS: The only area of the
16 wetlands that we're filling, actually it's already
17 been filled by rock under the permits that they
18 achieved, was for this entrance, this additional
19 entrance.

20 There's a wetlands swale along the front
21 of the site. But the 10 acres of wetlands that I was
22 talking about are this portion of the site to the
23 west -- sorry, to the east and northeast. Because
24 part of the site is actually where the power lines
25 run, if you are familiar with the site, and then to

1 the north of that.

2 So there's 10 acres of wetlands that
3 exist on the site today and will exist when the
4 building is developed.

5 COMMISSIONER O'DEA: You filled in what;
6 what was filled in, less than a quarter of an acre?

7 THE WITNESS: No, no, less than a
8 quarter -- I think it was .004 acres, I believe.

9 COMMISSIONER O'DEA: So you had no
10 issues of having to replace or upgrade? 'Cause as a
11 general rule, if you do anything to a wetland area,
12 you have a requirement of, you know, like a 3/1
13 replacement or improvement. Or was it so miniscule
14 that they didn't require that?

15 THE WITNESS: No, no, it was -- it was
16 very small, but we still replaced it in accordance
17 with the regulations. And the area that we're
18 constructing the replacement is the north, along the
19 northwest edge here (indicating.) This kind of
20 bump-in is to compensate for the small amount of fill
21 that the eastern driveway is causing.

22 COMMISSIONER O'DEA: If someone else is
23 better to ask the question. How many parking spaces
24 are on the site?

25 THE WITNESS: We have the ability to

1 construct 480 spaces, but we're proposing to
2 construct 362 today.

3 COMMISSIONER O'DEA: How many employees
4 is estimated will be employed at this facility?

5 THE WITNESS: I'm not probably the best
6 one to comment on that.

7 MR. COAKLEY: Probably over 500.
8 Approximately.

9 That's right. I'm told not all at the
10 same time but at different times.

11 COMMISSIONER O'DEA: I'm sorry. Yeah,
12 because if there's somebody here representing, I
13 guess Goya, I'll reserve that at the end and I'll ask
14 that question.

15 MR. COAKLEY: Any Goya-specific
16 questions, can be answered.

17 COMMISSIONER O'DEA: Okay. Once again,
18 show me; where is the road in relationship to the
19 building; where is County Road in relationship to
20 that building?

21 THE WITNESS: Sure. New County Road is
22 at the bottom of the exhibit here, running east/west.

23 COMMISSIONER O'DEA: So the building is
24 almost very close to the actual New County Road?

25 THE WITNESS: It certainly fronts on New

1 County Road.

2 COMMISSIONER O'DEA: Right, right.

3 THE WITNESS: Building itself is over
4 100 feet, say, back from the curb.

5 So when we say on the front of New
6 County Road, but between the road and the building,
7 there will be the swale that exists, there's a ditch
8 swale along there, and then there will be landscaping
9 and then two rows of parking and then the building.

10 COMMISSIONER O'DEA: How does that
11 setback relate to other buildings along that road?
12 Like, I know the post office obviously is set much
13 farther back. Any building, from the road?

14 THE WITNESS: The mail facility, the
15 main building is, but you can see that this building
16 adjacent to the driveway is quite a bit closer. It's
17 a smaller building --

18 COMMISSIONER O'DEA: That's a very small
19 building.

20 THE WITNESS: Really, there are no --
21 the other building to the west of ours, you can see
22 is set back -- it's slightly closer to County Road,
23 maybe 20 feet closer. I mean to our neighbor, you
24 know, it's about the same distance.

25 COMMISSIONER O'DEA: The traffic, where

1 is the traffic signal in relationship to where the
2 building is?

3 THE WITNESS: There's a traffic signal
4 on the western driveway of the international mail
5 facility.

6 COMMISSIONER O'DEA: Okay.

7 THE WITNESS: And then -- that's it,
8 until you get to Tonnelle Avenue.

9 COMMISSIONER O'DEA: There's never been
10 any discussion -- where are the trucks going to enter
11 and exit the facility?

12 THE WITNESS: Sure. The trucks will
13 primarily use the western driveway.

14 COMMISSIONER O'DEA: The farthest one?

15 THE WITNESS: Yes, this one over here
16 (indicating.) They'll come all the way back here,
17 loop through the back and that allows them to back
18 into the loading docks over their left shoulder,
19 which is preferred. Then they'll leave via the same
20 western driveway.

21 COMMISSIONER O'DEA: How much truck
22 traffic, I don't know if you're the proper person to
23 ask --

24 THE WITNESS: I think the traffic
25 engineer would be better.

1 COMMISSIONER O'DEA: I'll defer to them.

2 Lastly, the ceiling height of the building?

3 THE WITNESS: Sure. The building is 46
4 feet tall, 42 feet clear.

5 ACTING CHAIR BETTINGER: Would you
6 repeat that, please?

7 THE WITNESS: The building is 46 feet
8 tall and 42 feet clear. That's the height inside,
9 like from floor to ceiling.

10 COMMISSIONER O'DEA: Is it a totally
11 flat roof?

12 THE WITNESS: It's not flat like that
13 table is, it will be pitched up and down so the water
14 pitches to the drains. But from a perspective of,
15 you know, like a person on the ground, it's a flat
16 roof.

17 COMMISSIONER O'DEA: Is it envisioned
18 that you would put solar on the roof for energy
19 efficiency of the building?

20 THE WITNESS: I don't know the answer to
21 that.

22 COMMISSIONER O'DEA: Does anyone know
23 the answer to that?

24 MR. COAKLEY: It would be probable at
25 some point in the future, yeah.

1 COMMISSIONER O'DEA: I guess I'll
2 reserve. I'm curious as to what the estimated
3 construction cost is and I guess equipment of it
4 since it's going to be refrigerated. But I assume
5 that's more a question for the representative of
6 Goya.

7 That's all the questions I have, Madam
8 Chair.

9 COMMISSIONER FITZGIBBONS: I have a
10 question. On the runoff -- Madam Chairman?

11 On the runoff, the rainwater, you're
12 going to have -- is it going to go -- is it going to
13 go into the county sewer line?

14 THE WITNESS: No, the stormwater will go
15 into Penhorn Creek. If you refer back to Exhibit
16 P-3.

17 COMMISSIONER FITZGIBBONS: Are you
18 contributing to the Penhorn Creek Pump Station?

19 THE WITNESS: Yes, we are.

20 MR. COAKLEY: We have agreed to
21 contribute \$5,000 per impervious acre. I think
22 that's the formula.

23 COMMISSIONER O'DEA: What does that
24 total amount to?

25 COMMISSIONER GLEMOCKI: Is it 117,000?

1 DIRECTOR MARKS: Madam Chair, the figure
2 that I believe Goya had come up with, the applicant,
3 was \$117,000 and change. Was that correct?

4 THE WITNESS: That sounds right.

5 MR. COAKLEY: That sounds correct.

6 THE WITNESS: I was just seeing if I had
7 the actual number.

8 (Pause.)

9 ACTING CHAIR BETTINGER: Do we have any
10 comments? Mr. Klein.

11 MR. KLEIN: I'm Lee Klein, from T & M.

12 Since you mentioned the other Goya
13 facility, this is a new facility with new employees,
14 now trucks, you're not relocating from the other
15 facility?

16 THE WITNESS: I believe it's all new
17 people that are going to be here. Again, Goya is
18 here.

19 COMMISSIONER FITZGIBBONS: How many
20 positions will be -- I know it's down the line, but
21 how many positions will it be to run that operation?
22 I'm sure it's going to be two different shifts.

23 MR. COAKLEY: There's a representative
24 of Goya here to answer that question. Can you defer
25 to him? Can you wait until the Goya person comes up?

1 COMMISSIONER FITZGIBBONS: Yeah.

2 ACTING CHAIR BETTINGER: Do we have any
3 other comments or questions for the engineer?

4 COMMISSIONER ROMANO: A question on the
5 driveway.

6 ACTING CHAIR BETTINGER: Yes,
7 Commissioner Romano.

8 COMMISSIONER ROMANO: I asked you, Mr.
9 Marks, earlier, about with regards to the driveway.
10 Since there's going to be a lot of people coming that
11 don't have cars.

12 DIRECTOR MARKS: Madam Chair, we had --
13 it was a condition of the previous application, from
14 Rockefeller, to put in sidewalks to the western-most
15 part of the site. And I commend the applicant for
16 honoring that agreement.

17 Mr. Tridente, Megan Massey and myself,
18 actually visited the site a couple weeks ago and we
19 did notice that in the 15 minutes that we were there,
20 we saw two -- one pedestrian and two bicyclists pass
21 right along the site.

22 And it was at that time that we -- the
23 site is constrained environmentally, and we
24 understand that, but we -- considering that there's
25 going to be 500 new employees in the area, I would

1 imagine many of whom are going to be working in the
2 warehouse, probably not of the -- I would imagine,
3 and I would leave that to the representative from
4 Goya to let us know the wage scale or basically
5 whether they're high wage earners or low wage
6 earners.

7 I would imagine that warehouse workers,
8 your average warehouse worker may not own a car, may
9 or may not own a car. If they come from the area, I
10 think it's sufficient, the sidewalk to the west is
11 probably adequate. Anybody working at the facility,
12 who lives in Jersey City and either takes a bus or
13 transit, would have a more difficult time and I think
14 I would just recommend to the Board that the
15 applicant take further steps to make a better,
16 stronger linkage with the pedestrian network.

17 There's an existing 4-foot sidewalk
18 across the street for the entire length of the site.
19 I understand there's a large drainage ditch, which
20 really impedes the ability to put a sidewalk directly
21 in front of their facility, but I would recommend, in
22 consultation with the Assistant County Engineer and
23 Consulting Engineer, to put in a pedestrian crosswalk
24 at the -- I would recommend the eastern-most
25 driveway, to accommodate anybody coming from the

1 east.

2 Because it's unlikely -- we were at the
3 site, we walked -- the site has over a thousand
4 linear feet of frontage. It's unlikely, anybody
5 coming from Jersey City would actually walk to the
6 western-most driveway if the pedestrian connection
7 was there.

8 And I think -- it's our recommendation
9 that they put in a crosswalk that they punch through
10 basically. There's a beam rail, that exists on the
11 southern side of the road for the entire length, and
12 that they should basically make an opening in the
13 beam rail, put in a crosswalk with the appropriate
14 pedestrian, you know, amenities or facilities to
15 accommodate that pedestrian traffic.

16 ACTING CHAIR BETTINGER: Is the
17 applicant agreeable to this?

18 MR. COAKLEY: As described, that's what
19 you were contemplating?

20 THE WITNESS: That's not what we were
21 contemplating.

22 MR. COAKLEY: Okay.

23 ACTING CHAIR BETTINGER: I'm sorry, we
24 can't hear you.

25 THE WITNESS: Certainly, I apologize.

1 What we had contemplated and I had
2 explained in my testimony, is that there's a crossing
3 immediately west of the site. I think Mr. Marks was
4 asking that, similar to this crossing on County Road
5 to the west, we would stripe a similar crossing and I
6 presume just to the east of the eastern driveway.

7 And we could look at that. Last time,
8 we did have to get additional permitting from the
9 Army Corps of Engineers. Mr. Marks recognized that
10 in his comments as well.

11 DIRECTOR MARKS: Madam Chair, I don't
12 think that would have any impact on the wetlands on
13 the site.

14 ACTING CHAIR BETTINGER: I'm sorry,
15 excuse me?

16 DIRECTOR MARKS: I don't think that
17 would have any impact on the wetlands on the site. I
18 can't envision impacting the Army Corps' permit.

19 Perhaps we could go to the next expert
20 and then we could revisit the issue.

21 MR. COAKLEY: I think that's a great
22 idea. I'd like to call the architect, please.

23 M A R K S . H U G E B A C K, having been previously
24 sworn, testifies as follows:

25 DIRECT EXAMINATION BY MR. COAKLEY:

1 Q. Mr. Hugeback, you've been previously
2 sworn?

3 A. Yes.

4 Q. Are you licensed as an architect in the
5 State of New Jersey?

6 A. I am.

7 Q. And where is your office?

8 A. St. Louis, Missouri.

9 Q. Have you testified before boards and
10 been qualified as a witness in the State of New
11 Jersey previously?

12 A. I have.

13 Q. Approximately, on how many occasions?

14 A. Probably a couple dozen.

15 Q. Okay. You've also testified as an
16 expert in other jurisdictions?

17 A. Yes, sir.

18 Q. And how many occasions, approximately?

19 A. Approximately 24 or more.

20 Q. Okay. And you have prepared the plans
21 or your firm has prepared the architectural plans for
22 the structure?

23 A. Yes, sir.

24 Q. And it's been under your general
25 supervision; is that correct?

1 A. Yes.

2 MR. COAKLEY: I'd like to offer Mr.
3 Hugeback as an expert in the field of architecture.

4 ACTING CHAIR BETTINGER: Thank you.

5 MR. COAKLEY: Go ahead, Mr. Hugeback.
6 Would you explain to the Board, the architectural
7 components of the project.

8 THE WITNESS: Certainly. Probably want
9 to mark this as an exhibit.

10 MR. COAKLEY: Mark the architectural
11 rendering as P-4.

12 (Exhibit received and marked into
13 evidence.)

14 MR. COAKLEY: Let the record reflect
15 that we have consulted, in the meantime, concerning
16 the crossings suggested by Mr. Marks, and that's
17 agreeable.

18 ACTING CHAIR BETTINGER: That's
19 agreeable? Thank you.

20 MR. COAKLEY: Go ahead, Mr. Hugeback.

21 THE WITNESS: The exhibit is
22 supplemental to the elevations that were included in
23 the submittal package and we feel it gives a more
24 three-dimensional representation of what we're
25 designing as opposed to the two-dimensional

1 elevations.

2 The project, as Mr. Burrow indicated, is
3 a warehouse that is a food distribution warehouse
4 which we have done a number of around the country,
5 for a variety of food products, both frozen,
6 refrigerated, dry, and will incorporate racked
7 storage, floor-palletized storage as well as
8 multilevel pick platforms within the facility. So a
9 lot of product movement, a lot of mechanized movement
10 within it. Hence, the high -- clear height inside
11 the building.

12 So, we have a 46 foot tall panel, so the
13 panels that you see on the rendering are 46 feet
14 tall. The corner, which is represented, is the
15 southwest corner of the facility where the office
16 component is. There's a similar projection in the
17 building, at the southeast corner, that is not an
18 office component but is, for future residual value,
19 planned to accommodate office component similar to
20 the glass and glazing that you see on the southwest
21 corner.

22 We're proposing to construct the
23 building out of precast concrete panels and
24 incorporate architectural reveals, glazing, paint
25 accents, to address the height of the building,

1 reduce the mass, and really focus attention on the
2 details where pedestrians will be closest to us. So
3 we have employees entering and the closest pieces to
4 the road are accented more so. We like to treat the
5 entire building envelope, so that's why you see a
6 variety of treatment. So there's clearstory windows
7 that go around the facility, let light into the
8 warehouse space as well.

9 The 38,000 square feet of office is
10 contemplated to be addressed on three levels. That's
11 what you see represented in the rendering in that
12 corner, so there will be three levels of the office
13 space in that corner.

14 I think it will be a handsome addition
15 to the neighborhood and certainly a proud
16 representation of Goya and their corporate image.
17 I'd be glad to address anything specifically in more
18 detail if you have questions.

19 ACTING CHAIR BETTINGER: Commissioner
20 O'Dea.

21 COMMISSIONER O'DEA: The breakout by
22 square foot of the different warehouse space, dry,
23 frozen, refrigerated, freezer, what's the breakdown
24 per square footage of each?

25 THE WITNESS: I don't know that I'll

1 have exact square footage numbers for you. But I
2 would say, approximately about 10 to 15 percent of
3 the floor is going to be refrigerated. And then the
4 remainder of it is storage, dry storage. And
5 approximately, I'd say, 15 to 20 percent of that dry
6 storage will house three pick modules, which will be
7 three-level, ground plus two, I believe, pick modules
8 that individuals will be located on picking product,
9 putting it into bins that are then taken by conveyors
10 down to the shipping area.

11 COMMISSIONER O'DEA: Is the building
12 going to be LEED certified?

13 THE WITNESS: At this point in time,
14 we're not seeking LEED certification, but Goya is
15 asking us to make them aware of the sustainable
16 aspects of the project.

17 So we're not going through the USGBC
18 process but we're taking advantage of things such as
19 locally-available products, white roofs, and a lot of
20 the civil-related things are what I would call
21 sustainable and fall into that category.

22 COMMISSIONER O'DEA: Is there anything,
23 like in the refrigerated area, like motion sensitive
24 lighting, things like that, for energy conservation?

25 THE WITNESS: Discussions so far have

1 reflected that the entire warehouse area not just the
2 freezer --

3 COMMISSIONER O'DEA: Motion sensors?

4 THE WITNESS: -- would be on motion
5 sensors. T-5 height, so high-output,
6 energy-efficient lighting.

7 COMMISSIONER O'DEA: Are there anything
8 like forklifts envisioned for the building, your
9 storage area?

10 THE WITNESS: I don't know that we have
11 gotten that far into the project so far. There are
12 some areas that have been designated as Very Narrow
13 Aisle, VNA, which things do require much sensitive
14 equipment to pick because of their height. The
15 interior part of it is still being massaged, if you
16 will, on exact areas and configurations. In fact, we
17 had a meeting today focused on interior aspects.

18 ACTING CHAIR BETTINGER: Any other
19 questions?

20 COMMISSIONER FITZGIBBONS: Madam
21 Chairman.

22 This would be strictly a receiving and
23 shipping facility, right?

24 THE WITNESS: Correct.

25 COMMISSIONER FITZGIBBONS: How many bay

1 doors are there?

2 THE WITNESS: I believe 60.

3 MR. BURROW: Sixty-six.

4 THE WITNESS: Sixty-six.

5 COMMISSIONER FITZGIBBONS: Sixty-six.

6 And they would operate for the metropolitan area?

7 MR. COAKLEY: In general, yes, yes.

8 Primarily.

9 ACTING CHAIR BETTINGER: Any other
10 questions or comments?

11 Mr. Klein, from T & M.

12 MR. KLEIN: If we could just go back to
13 the crosswalk, do you know if there's going to be
14 shift work, 24-hour operation or double shifts?

15 MR. COAKLEY: That would be better left
16 to another witness.

17 MR. KLEIN: All right.

18 ACTING CHAIR BETTINGER: Does anyone
19 have any other questions for the architect?

20 MR. COAKLEY: Thank you. I'd like to
21 call Mr. Desario, who is the traffic engineer.

22 COMMISSIONER O'DEA: I have one more
23 question for the architect. I think it's appropriate
24 to ask you, since you're designing it. What is your
25 estimated construction cost of the facility?

1 THE WITNESS: It is still being
2 developed and I would probably defer to Mr. Montour,
3 from Goya, on overall budget numbers. But we have a
4 construction manager onboard and I'll be perfectly
5 honest with you, we do not have an overall budget
6 that has been developed or proposed at this time.

7 COMMISSIONER O'DEA: You didn't even do
8 an estimated budget when you designed the building
9 for site plan?

10 THE WITNESS: No.

11 D A N I E L D E S A R I O, having been duly sworn,
12 testifies as follows:

13 DIRECT EXAMINATION BY MR. COAKLEY:

14 Q. Mr. Desario, you are a licensed engineer
15 in the State of New Jersey?

16 A. Yes, I am.

17 Q. Have you testified before planning
18 boards and other such boards?

19 A. Yes, probably before 250 boards in the
20 state.

21 Q. You've been qualified by those boards as
22 an expert witness?

23 A. Yes, I have.

24 Q. And did you oversee the traffic reports
25 that have been submitted to various governmental

1 agencies with respect to this project?

2 A. Yes, I did.

3 Q. Did you submit a traffic study to the
4 county planning board?

5 A. Yes, as well as the Meadowlands
6 Commission.

7 MR. COAKLEY: I'd like to offer Mr.
8 Desario as an expert in the field of traffic
9 engineering.

10 ACTING CHAIR BETTINGER: Accepted.

11 MR. COAKLEY: Thank you.

12 BY MR. COAKLEY:

13 Q. Could you, just briefly, outline the
14 traffic aspects of the project to the Board?

15 A. Essentially, Mr. Burrow stole a lot of
16 my thunder, but what you have before you is a modern,
17 what's known as a high-cube warehouse. High-level
18 mechanization, relatively low employee counts as to
19 compared to what you would otherwise associate with a
20 traditional warehouse that is very employee
21 intensive, labor intensive. And as a result, this
22 facility, relatively speaking, is not going to
23 generate a significant amount of traffic as compared
24 to an old-style, traditional warehouse.

25 We have done the reports, we have

1 submitted those reports, both to you as a Board as
2 well as the Meadowlands Commission. The Meadowlands
3 Commission has extensively reviewed our studies, have
4 agreed with our conclusions with respect to the
5 proposed driveways and their ability to accommodate
6 not only the trucks that would be generated but
7 passenger cars as well, without issue, along County
8 Road.

9 In overall context, I submit to you that
10 the amount of traffic that would be generated by this
11 facility is not going to create significant
12 operational differences in terms of the traffic
13 operations in the general area.

14 As you're all aware, and it's a good
15 thing, this immediate area has undergone extensive
16 improvements. You know, I think the biggest one,
17 that's most notable, is the great separation of New
18 County Road, County Avenue, and County Road. Before,
19 when that intersection was at grade, it was very hard
20 to get through. Now, with the grade separated
21 improvement project, it's great to go through there.
22 Similarly, Seaview Drive and the traffic signal with
23 New County Road, that intersection, relatively
24 speaking, operates well, and the traffic associated
25 with this project is not going to significantly

1 impact that intersection either.

2 I'd be happy to answer any specific
3 questions you have, but I think it's a good
4 application with respect to the traffic aspects.

5 ACTING CHAIR BETTINGER: Yes.

6 COMMISSIONER O'DEA: How many truck
7 trips a day?

8 THE WITNESS: We based all our estimates
9 on the Institute of Transportation Engineers. We
10 would expect about 900, two-way trips for this
11 facility. About 25 percent of those would consist of
12 trucks. So you're looking at about 110 trucks coming
13 into the facility, on a daily basis, and about 110
14 leaving, based on standard trip rates.

15 Speaking with the Goya representative,
16 they anticipate less trucks than those numbers,
17 however, I would submit to you, based on a standard
18 high-cube warehouse, you would see those types of
19 truck volumes.

20 COMMISSIONER O'DEA: Do you know where
21 the trucks would be coming from? I know -- are they
22 coming from the port, are most of the trucks bringing
23 product in from the port?

24 THE WITNESS: I don't know their
25 specific origin. I would anticipate that's probably

1 a lot of where it would be coming from. I would
2 defer to the Goya representative.

3 MR. COAKLEY: Let me ask this question,
4 maybe get to that point.

5 The immediate destination of trucks that
6 will come to the site, do more than half come from
7 the Turnpike 15X?

8 THE WITNESS: Yeah, in terms of
9 distribution and where they're coming from and going
10 to, as it relates to the immediate area, most will be
11 oriented to and from Exit 15X on the Turnpike.

12 MR. TRIDENTE: Madam Chair?

13 Will these be company-operated trucks or
14 owner operators, coming in?

15 THE WITNESS: I would defer to the Goya
16 representative.

17 COMMISSIONER FITZGIBBONS: How many --

18 COMMISSIONER O'DEA: Madam Chair, could
19 we have the Goya representative available? It's kind
20 of disconfigured to have a series of questions and
21 then say, well, these questions, we're going to have
22 someone else answer, when obviously the answer to
23 those questions could in fact trigger additional
24 questions of this expert.

25 MR. COAKLEY: He'll be available if you

1 have questions prompted after Mr. Montour speaks.

2 ACTING CHAIR BETTINGER: Excellent idea,
3 Commissioner O'Dea.

4 MR. COAKLEY: Mr. Montour, you want to
5 step up for a second?

6 MR. MONTOUR: Sure, be happy to.

7 MR. COAKLEY: I think two of the
8 questions that have been raised, as I recall, is the
9 number of employees --

10 ACTING CHAIR BETTINGER: We have to
11 swear in --

12 MR. COAKLEY: Sorry. Jumping the gun
13 here. We have to swear. He's very honest. Raise
14 your right hand.

15 M A T T H E W M O N T O U R, having been duly sworn,
16 testifies as follows:

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

19 THE WITNESS: Matthew Montour,
20 M-O-N-T-O-U-R.

21 DIRECT EXAMINATION BY MR. COAKLEY:

22 Q. Mr. Montour, do you work for Goya Foods?

23 A. Yes, I do.

24 Q. What is your position with Goya?

25 A. I'm manager of Supply Chain and

1 Logistics. I'm responsible --

2 ACTING CHAIR BETTINGER: Can you please
3 speak into the microphone?

4 A. Manager of our Supply Chain and
5 Logistics, so I manage the movement of all of the
6 product into the warehouse and am responsible for a
7 lot of the strategic planning and network decisions
8 that the company makes.

9 Q. One of the questions that the Board
10 posed was how many employees will be on the site.
11 Could you answer that one?

12 A. Yes. This site, we're actually
13 combining two distribution centers, one in Secaucus,
14 New Jersey, the other one is coming from Bethpage,
15 New York. So there will be a consolidation exercise.
16 There's -- we expect there should be about 300
17 employees in the day, about 100 warehouse employees
18 and 200 office employees.

19 So office would be functions of our
20 purchasing group, sales, finance, accounting; some
21 other groups that we're still reviewing, too. At
22 night there should be about 100 to 150 warehouse
23 workers that would come in and those would be the
24 ones that would pick the product and load the trucks
25 and be part of these pick modules that I think Mr.

1 Hugeback mentioned.

2 Q. One other question that I remember is
3 whether the truckers will be Goya-employed or will
4 they be owner/operators?

5 A. Goya has a dedicated -- for all the
6 trucks you see driving around, those are Goya truck
7 drivers, dedicated drivers. They're owner/operators
8 dedicated to Goya, driving Goya-leased trucks.

9 So what they do is they keep their
10 tractors onsite or they own their own tractor through
11 a Goya program and then what they'll do is they'll
12 drop their cars off in the morning or three or four
13 in the morning when the trucks are done, and they're
14 loaded, they'll be off to go do deliveries and
15 they'll return in the afternoon to -- you know, when
16 they're done with all the deliveries.

17 ACTING CHAIR BETTINGER: You're saying
18 they're going to park their cars at the plant?

19 THE WITNESS: Yes. And then -- that's
20 outbound. Receiving, we have to receive product, we
21 talked about do you receive and you ship. Receiving
22 comes from mostly third-party trucks. A portion of
23 that does come from the piers. So it's 20 to 30
24 percent of our inbound comes from ocean and we do
25 sell a lot of olives, and things like that, that come

1 from abroad. We do -- the majority of our bulk
2 products come from domestic sources, so a lot of that
3 comes into the rail, this kind of stuff, they come
4 into the rail terminals. A decent amount, about 25
5 percent, comes in by truck, pure truck, no rail. So
6 it's a pretty broad inbound.

7 COMMISSIONER O'DEA: Where would you
8 access the rail deliveries from this site?

9 THE WITNESS: For intermodal, meaning
10 that it comes in on a truck -- a container, there's a
11 large percentage that could go into Croxton Yard,
12 which is Norfolk Southern's terminal right across the
13 street. We see that as a big opportunity to increase
14 our use of intermodal rail and that would be just
15 basically a shuttle just right across the street.
16 Currently we use CSX terminals, in Kearny, New
17 Jersey, North Bergen, Little Ferry, and also Norfolk
18 Southern's terminal in Elizabeth, called E-Rail.
19 That's where 90 percent of the intermodal comes in.

20 COMMISSIONER O'DEA: None of them are
21 within a mile of your site?

22 THE WITNESS: None of the other ones are
23 within a mile of our site.

24 COMMISSIONER O'DEA: Which is very key
25 in the funding of your project, correct?

1 THE WITNESS: It's also our Goya
2 employees can pick up their own trailers.

3 MR. COAKLEY: In the wisdom of the
4 legislature, yes.

5 COMMISSIONER O'DEA: Correct. I worked
6 on both the initial legislation and the two
7 amendments, so I'm quite clear as to the within a
8 mile rule and can figure out one of, if not the only,
9 but at least one project that falls within that new
10 amendment.

11 THE WITNESS: We actually use our trucks
12 to pick up a lot of terminals, though, right now. We
13 have exchange agreements like other trucking
14 companies, so we're kind of a little bit different
15 than a lot of other food companies out there. We
16 actually use our trucks to move our own freight in a
17 lot of ways and save money, so this is a big part of
18 the project as well.

19 COMMISSIONER O'DEA: What's your
20 estimated construction cost of the building?

21 THE WITNESS: Well, what we do know is a
22 lot of the justification for this is around some
23 efficient use that we can get on picking labor.
24 Somebody mentioned earlier, picking modules. Picking
25 module cost, and a lot of other Very Narrow Aisles in

1 this kind of stuff, was about 7 million -- 7 to 10
2 million is what we have estimated.

3 The additional construction costs are
4 similar, between 17 and 25, I believe, for the rest
5 of the building, the rest of the site costs. That's
6 where -- it's still being drafted, but that's some of
7 the numbers that I'm aware of.

8 COMMISSIONER O'DEA: You have a 625,000
9 square foot building?

10 THE WITNESS: Yes.

11 COMMISSIONER O'DEA: You're estimating
12 construction costs of the building is roughly?

13 THE WITNESS: Well, what I'm aware of is
14 the 10 million that we do inside. The outside is
15 still pretty fluid at this point. We know what the
16 perimeter looks like, there's still discussion about
17 what kind of floor to use and some other things
18 because this is not exactly, you know -- there's a
19 lot of concern about compression and using things
20 like seam C's and things like that.

21 COMMISSIONER O'DEA: Do you envision
22 constructing it as a union, union construction?

23 THE WITNESS: I don't know if we have
24 considered that.

25 MR. COAKLEY: Yes. Yeah, there is --

1 it's anticipated that there will be a Project Labor
2 Agreement with the city because there's a tax
3 abatement. Again, all of these things are contingent
4 on getting these approvals, but if that were to be
5 granted, there would be a Project Labor Agreement.

6 COMMISSIONER O'DEA: Your employees
7 themselves, the people that work there, are they
8 union or nonunion?

9 THE WITNESS: We have union, yeah.

10 COMMISSIONER O'DEA: What union do you
11 have?

12 THE WITNESS: I forget. We have a
13 friendly union agreement. We don't -- to be honest,
14 we haven't had -- we had a renewal a year and a half
15 ago and it was very quiet. So -- I'll give you
16 another example.

17 We have just implemented a new warehouse
18 system which affects the -- every activity of the
19 warehouse workers, it basically changed everything
20 that they do. Average tenure of our warehouse worker
21 is about 20 years, which is very unique in the
22 warehousing industry.

23 So my point with that is that we
24 successfully implemented a brand-new system and they
25 embraced it wholly because they feel very proud of

1 the company, they feel like we're doing something --
2 the company is going some places and they feel a lot
3 of commitment to it.

4 So it is union shop, but they're very
5 committed to a company as well and we have a lot of
6 things that I haven't seen in other operations being
7 able to do. So we're very optimistic that they'll
8 embrace this.

9 COMMISSIONER O'DEA: Won't make a
10 sarcastic remark. What do they call that, a house --
11 I got a couple of union guys in the audience. They
12 know what I mean.

13 How many of the employees are relocating
14 from Bethpage versus how many are consolidating from
15 Secaucus, of the -- what is it, 500 altogether?

16 THE WITNESS: Yeah, it's about 500.
17 What we'll be bringing over is just the -- we expect
18 the warehouse workers. So that's about 100 and
19 change that we'd bring in. There's some efficiencies
20 that would gain because of the picking activities
21 which I mentioned before, but that's a fluid thing at
22 this point and we'd like to bring on as many as we
23 could.

24 COMMISSIONER O'DEA: Do you
25 anticipate -- I mean, obviously Bethpage is a pretty

1 decent distance away that those employees would
2 relocate here or --

3 THE WITNESS: They're more likely to
4 relocate than --

5 COMMISSIONER O'DEA: Commute.

6 THE WITNESS: -- commute, if they did.

7 ACTING CHAIR BETTINGER: How much is
8 Bethpage from Jersey City?

9 THE WITNESS: It's more the commuting --

10 COMMISSIONER O'DEA: A couple hours.
11 You're not getting through Manhattan. Unless you
12 start your shifts at 5:00 a.m., so you're going to
13 run two shifts a day, five days a week or six days a
14 week?

15 THE WITNESS: We run from Sunday night,
16 we start picking Sunday night, through Thursday,
17 Thursday evenings. We don't do activity on Friday.

18 COMMISSIONER O'DEA: There's no Friday,
19 no Saturday?

20 THE WITNESS: No. No Saturday, no. We
21 have day shift on Friday. We have day shift, Monday
22 through Friday.

23 ACTING CHAIR BETTINGER: What are the
24 shifts; what time are they?

25 THE WITNESS: Day shift starts around

1 seven. We have some who come in early. But seven
2 until three depending on operation. Second shift
3 typically starts around six, 6:00, and we start
4 picking, usually seven to three, four in the morning,
5 depending on the night.

6 COMMISSIONER O'DEA: Is most of your
7 truck traffic, day?

8 THE WITNESS: It's more staggered during
9 the day. We have -- we have slightly more trucks
10 that come inbound because Secaucus acts as somewhat
11 of a hub for some of our other smaller warehouses.
12 So we do some consolidation there. But we schedule
13 shifts from 7:00 a.m., basically until three. So we
14 can only accommodate like six, seven trucks at a time
15 during an hour, like during an hour slot, at max.
16 So...

17 COMMISSIONER O'DEA: I assume that the
18 City of Jersey City would -- is this in a
19 redevelopment area?

20 MR. COAKLEY: It's in a UEZ area.

21 COMMISSIONER O'DEA: That's how you
22 qualify for a long-term tax abatement?

23 MR. COAKLEY: Yes, yes.

24 COMMISSIONER O'DEA: It's a little bit
25 trickier statutorily, just to give you a little bit

1 of advice. 'Cause I've dealt with a couple of those
2 projects. I'm curious as to -- I guess they could
3 deal with it in that agreement. I'm assuming the
4 City of Jersey City is going to try to put some kind
5 of a First Source Agreement for any --

6 MR. COAKLEY: I've not really been
7 handling that part, but I can tell you that they did
8 amend the UEZ map for this area and a few others
9 nearby.

10 COMMISSIONER O'DEA: This previously was
11 not in the UEZ?

12 MR. COAKLEY: Not until about August.

13 COMMISSIONER O'DEA: That's right. Wow.

14 ACTING CHAIR BETTINGER: Has this been
15 approved by the City of Jersey City?

16 MR. COAKLEY: No, the only approval for
17 the city is a tax abatement, that has not been
18 approved as yet, between the Meadowlands Commission
19 and this Board. They're really the two land use
20 boards that handle this.

21 COMMISSIONER FITZGIBBONS: Madam
22 Chairman, can I say something?

23 ACTING CHAIR BETTINGER: Yes.

24 COMMISSIONER FITZGIBBONS: When I go
25 shopping, I see a lot of Goya products, all right?

1 Especially the beans, I like the beans. Where do you
2 pack that stuff? It ain't going to be packed at that
3 facility, is it?

4 THE WITNESS: No, Goya sells 1,600
5 items. So, about 60 percent of what it sells, it
6 sells at a Goya-produced factory. So we have
7 factories in Puerto Rico, Dominican Republic. We
8 also have a very large canning -- most of the canned
9 beans that you see are actually in Buffalo, New York.

10 COMMISSIONER FITZGIBBONS: Is it
11 American Can Company that's packing that?

12 THE WITNESS: No. Goya owns the
13 company. It's Bison Canning. We buy the cans from
14 Sylvan Steel (phonetic) in Edison.

15 COMMISSIONER FITZGIBBONS: Years ago, we
16 had a big facility, called American Can Company, in
17 Jersey City, which employed about 1,500 employees.

18 COMMISSIONER O'DEA: Mostly vacant,
19 potentially residential projects.

20 COMMISSIONER FITZGIBBONS: Yeah. And I
21 just wanted -- I was curious, because, you know...

22 THE WITNESS: And the beans, we source
23 from all over the US and Canada.

24 COMMISSIONER FITZGIBBONS: When I was a
25 kid, I hate to say it, I was an old receiving clerk

1 for Emerson TV in the early '60s. But I see the
2 facility. Actually, I'm glad something like this is
3 coming to Hudson County. We need more facilities,
4 people got to work for the --

5 THE WITNESS: Yeah. I mean Goya has
6 been there since '76 in Secaucus. I think that they
7 came from Brooklyn and before that they were in
8 Manhattan. Now they have 11 warehouses across the
9 US, eight production facilities that they own. So
10 this is -- and the headquarters is here, it's in
11 Secaucus, so they're excited about the prospect of
12 staying there too.

13 ACTING CHAIR BETTINGER: Mr. Marks
14 mentioned that when he was visiting the plant, that
15 he did see some bicyclists. Do you anticipate any of
16 your employees coming by bike if they live locally?

17 THE WITNESS: Well, I mean the issue
18 with County Road as it is now, is that it's difficult
19 to drive -- there's no --

20 MR. KLEIN: Shoulder.

21 THE WITNESS: -- shoulder down there.
22 So biking is not an option. I don't think you want
23 to have people bike on the sidewalk either.

24 So I think -- and that's a question of
25 Secaucus, a lot of our employees don't live in

1 Secaucus, they live in Jersey City, they live in
2 North Bergen, all over. There's a large percentage
3 of our warehouse -- excuse me, office workers and day
4 and night shift warehouse workers that actually
5 commute through Secaucus Junction, whether they take
6 the bus or -- some people walk. It's about a mile,
7 but it's possible to walk there.

8 And what a lot of people on the night
9 shift do, somebody asked about the average salary of
10 warehouse employees, etcetera, a lot of our warehouse
11 employees carpool, they come in, they'll -- that's
12 how a lot of people, warehouse workers, find out
13 about working at Goya, that they know somebody who
14 works there and three or four people will carpool.

15 So that's how you make it work. That's
16 how they make it work. So not everybody who works
17 there, at the office, has a car.

18 COMMISSIONER O'DEA: Have you ever
19 looked at, like, shuttling people from the train
20 station to the location? It's relatively close and
21 it's your headquarters.

22 THE WITNESS: The building we're in now,
23 there's a bus that runs from Secaucus Junction every
24 20 minutes, something like this.

25 COMMISSIONER GLEBOCKI: What we have

1 seen is --

2 COMMISSIONER O'DEA: Probably night --
3 at night, though, not at night, though, probably not
4 on the night shift.

5 THE WITNESS: They can still walk. A
6 lot of people walk. If it's not running, they'll
7 just walk. Problem, what do you do during bad
8 weather and that kind of stuff. It's -- you have to
9 wait for the bus. If it doesn't come, then you
10 get -- some people take a cab. It's not that great
11 infrastructure there. That's talking about the
12 building we're in now. They make it work.

13 The building that we're looking at now,
14 #2 bus does run by that Italian restaurant that's
15 right, I think it's about 200 yards from the new
16 site. So that's an option that we see could work.

17 COMMISSIONER O'DEA: Have we looked at
18 trying to create a -- is it feasible to create
19 another bus stop or to have a bus, especially during
20 their shifts, pull in and then pull out? I mean, if
21 you are looking at the magnitude of the amount of
22 people that are going to be working there.

23 THE WITNESS: There's a bus stop right
24 by the post office. The post office has a stop,
25 so...

1 ACTING CHAIR BETTINGER: I have one
2 question. I'm not sure who to refer this to. But if
3 you're saying people are walking, my concern, how is
4 the lighting on County Avenue?

5 THE WITNESS: Not good.

6 COMMISSIONER O'DEA: Not good at all.

7 THE WITNESS: Yeah, it's not good.

8 ACTING CHAIR BETTINGER: That's an issue
9 for safety if people are walking to and from the
10 plant.

11 Do you have anything, Mr. Marks?

12 DIRECTOR MARKS: Madam Chair, at the
13 Site Plan Review Committee, Mr. Burrow had, I
14 believe, I recall, had mentioned that there was an
15 employee shuttle. Is there an employee shuttle of
16 any sort?

17 THE WITNESS: No.

18 DIRECTOR MARKS: No?

19 COMMISSIONER O'DEA: No.

20 ACTING CHAIR BETTINGER: There's no
21 shuttle?

22 DIRECTOR MARKS: That's what I recall.
23 Maybe I was mistaken, but...

24 THE WITNESS: No, we don't have a
25 shuttle now. Like I say, it works, people do carpool

1 or they do use the bus and the bus runs frequent
2 enough.

3 ACTING CHAIR BETTINGER: I guess this
4 would be a question for the architect about the
5 lighting, at least on your plant.

6 MR. HUGEBACK: Probably more for
7 Richard. There is lighting on the building that
8 takes care of the surrounds immediately around the
9 building and then there's additional site lighting
10 that addresses entrances, parking, things like that.

11 MR. BURROW: This drawing here, which is
12 LL101 in your package, it's the exact same drawing,
13 illustrates that the lighting in the building is well
14 illuminated in accordance with current zoning and
15 modern standards for parking lots and such.

16 With respect to lighting along County
17 Road, County Road, and there's a number of lights on
18 County Road, mostly located on the south side, which
19 is where the sidewalk is. And the sidewalk is not
20 just a sidewalk on this road, there's a guide rail
21 that runs the entire length of the road to separate
22 pedestrians from traffic and even errant traffic.

23 So they're well separated, the
24 pedestrians -- or extremely well separated here, you
25 know, pedestrians and road traffic.

1 ACTING CHAIR BETTINGER: Mr. Marks.

2 DIRECTOR MARKS: Madam Chair, the Hudson
3 TMA, the Transportation Management Association, and
4 the Improvement Authority, they actually had been
5 working with the Meadowlands Commission, the
6 Meadowlands municipalities and some of the businesses
7 within the Meadowlands District, on what's called
8 "Job Access Reverse Commute," JARC, on trying to
9 provide and facilitate transit service to serve the
10 warehouse facilities down in Secaucus and the
11 Meadowlands District and actually bring inner city
12 residents, who have those jobs, from Journal Square,
13 from Bergen-Lafayette and so forth, to those jobs.

14 I would just recommend that the
15 applicant contact -- maybe as condition of approval,
16 contact and work with the TMA and maybe there could
17 be, maybe there's an opportunity to utilize the
18 services of the TMA to help, maybe there's a critical
19 mass of folks coming, from Jersey City to North
20 Hudson, who would be able to utilize a shuttle or may
21 warrant or justify a change in transit service. If
22 they're already going to the post office, maybe it
23 warrants an additional stop at the Goya front door.

24 MR. COAKLEY: We would be happy to do
25 that.

1 COMMISSIONER O'DEA: Madam Chair, I just
2 want to say that I would be concerned with anybody
3 walking from the Secaucus Junction train station to
4 this facility. I got to be honest with you. So
5 if -- especially since, if there's anybody commuting
6 from somewhere like Bethpage, in all likelihood,
7 they're going to wind up, you know, taking the train
8 to Penn Station, taking a train -- the train from
9 Penn Station to Secaucus Junction.

10 You know, that's going to happen to some
11 degree. You can't have those individuals -- you
12 know, Steve, you try to walk from there to here,
13 you're walking on not only a highly trafficked area,
14 an area that's not meant for pedestrians, an area
15 that has had serious, serious, truck traffic. So I
16 think that we need to think through that.

17 DIRECTOR MARKS: Madam Chair, we were
18 out there for 15 minutes, they weren't people out for
19 a recreational stroll. These were obviously -- from
20 the way they were dressed, these were people who
21 worked in the area, I guess were either walking to
22 work or whatever. They weren't out for a leisurely
23 stroll.

24 Just my concern, I wouldn't recommend
25 anyone walking there, that's certainly not my

1 intention, but if you are inviting in 500-plus
2 workers, approximately 150 of which would be -- or
3 200 of which would be office employees, who may or
4 may not have a car, the remaining 300-plus employees
5 are probably your lower wage earners. If they aren't
6 as fortunate to have a carpool to get to work, they
7 are going to be walking. They want to get to those
8 jobs.

9 So I think it's the purpose of the Board
10 or the function of the Board, if people not want to
11 but have to walk to work, we should make it as safe
12 as possible for them.

13 ACTING CHAIR BETTINGER: So, what do we
14 need to do?

15 DIRECTOR MARKS: In terms of the
16 recommendation, it's a chicken-and-egg scenario.
17 Whether you're putting a pedestrian facility is not
18 so much to invite new pedestrians to the area but to
19 accommodate the people who you know are going to
20 walk. But, at the same time, will those additional
21 pedestrian facilities introduce more people to walk.
22 It's a chicken-and-egg, you want to make it safe for
23 people, but...

24 COMMISSIONER FITZGIBBONS: I have a
25 question. When they walk from the -- what is it, the

1 train station, they're not actually walking on the
2 property that's being built, they're passing other
3 property?

4 DIRECTOR MARKS: They're on the south
5 side of the road. And that's why I walked it myself,
6 when we went out there. There's no safe way to get
7 from the southern side of the road, where the
8 sidewalk exists, to this site. That's why I think
9 it's absolutely necessary to put a hole in the beam
10 rail and put in an appropriate pedestrian crosswalk
11 there.

12 We had discussed it with Mr. Glembocki
13 and Mr. Arencibia this afternoon, some of the
14 features.

15 MR. TRIDENTE: Lighting crosswalks.

16 MR. KLEIN: Lighting crosswalks.

17 MR. GLEMBOCKI: We came up with some of
18 these.

19 DIRECTOR MARKS: Perhaps we could be
20 explicit in terms of what the County Engineer's
21 office is recommending in terms of, I think it was
22 LED-lighted --

23 COMMISSIONER GLEMBOCKI: LaneLights,
24 they're called, LED-lighted crosswalks. XWALK.

25 ACTING CHAIR BETTINGER: This would be

1 the responsibility of the county?

2 DIRECTOR MARKS: The applicant. The
3 applicant is -- yeah, I mean we're thrilled that
4 there's a new warehouse facility and 500 new jobs in
5 the area, but I think it's the responsibility of the
6 applicant to put in necessary facilities, adequate
7 public facilities.

8 MR. COAKLEY: That's what we discussed
9 previously.

10 ACTING CHAIR BETTINGER: Are you in
11 agreement?

12 MR. COAKLEY: And we're also in
13 agreement to contact the Hudson TMA. And based on
14 the prior application, they already put in the
15 connection to the sidewalk to Secaucus Junction.

16 COMMISSIONER FITZGIBBONS: Let me ask
17 you a question. Is there any private shuttle buses
18 that work out of there?

19 MR. COAKLEY: That I don't know, but
20 we'll certainly find out when we speak to the Hudson
21 TMA.

22 COMMISSIONER FITZGIBBONS: I'm sure that
23 if they are going to use those facilities, I'm sure
24 some company would want a couple of buses there to
25 make money. Create more business, you know what I

1 mean? I see a lot of shuttle buses all over, God
2 knows, all over Hudson County.

3 MR. COAKLEY: Right, sure.

4 COMMISSIONER FITZGIBBONS: I'm sure
5 that, you know...

6 A VOICE: No jitney drivers?

7 COMMISSIONER FITZGIBBONS: They're all
8 about bars.

9 COMMISSIONER O'DEA: They all had their
10 vehicles impounded last week.

11 A VOICE: They did it this morning as
12 well.

13 COMMISSIONER O'DEA: Look at who the
14 towing company is.

15 ACTING CHAIR BETTINGER: Do I have any
16 other questions, from the Commissioners, or comments?

17 COMMISSIONER O'DEA: Yeah. Again, the
18 representative of Goya, when would you anticipate the
19 construction of the project to begin and when would
20 you anticipate the facility to be opened?

21 THE WITNESS: I think we are opened to
22 break ground in the spring, as soon as possible.
23 That's what the project team is kind of gearing for.
24 You know, Goya has built a couple new buildings in
25 the past few years and, you know, construction --

1 speedy construction has not been a theme, but -- so
2 we would hope it would be opened within a year.

3 COMMISSIONER O'DEA: I mean, so you're
4 looking to start construction in the spring, you
5 obviously -- I guess the prior speaker said you have,
6 I guess a project manager or construction manager
7 already onboard?

8 THE WITNESS: We have a construction --
9 I don't believe we have any contracts or anything,
10 but we have somebody who has been helping us to
11 consult on some aspects of the project to get enough
12 organization to be able to look at different options
13 for the building.

14 COMMISSIONER O'DEA: Pretty aggressive
15 when you're telling me, the gentleman before telling
16 me he hadn't even priced out what the project is
17 going to cost. I know how long construction docks
18 take to get done and you've got to bring in
19 contractors or put the project out on the street.

20 THE WITNESS: I agree. What we'll be
21 looking at is several options for the building,
22 related to floors and this kind of stuff, and I think
23 we have thrown a couple of numbers out that our
24 finance team is still looking at too.

25 So we have done some plans for the

1 internal building, mentioned about \$10 million, big
2 towers, etcetera, and those are things that we feel
3 will add a lot of value, but there's still some
4 financial review.

5 COMMISSIONER O'DEA: Do you orchestrate
6 that or you have another contract?

7 MR. COAKLEY: The site is under
8 contract. Supposed to close the end of the year
9 subject to getting approvals.

10 COMMISSIONER O'DEA: Subject to some of
11 the things that you talked about earlier?

12 MR. COAKLEY: Right.

13 COMMISSIONER O'DEA: Or didn't talk
14 about earlier, but referenced earlier related to
15 financing?

16 MR. COAKLEY: Yes.

17 ACTING CHAIR BETTINGER: What is
18 presently on the site?

19 MR. COAKLEY: It's vacant.

20 COMMISSIONER FITZGIBBONS: What was it
21 before it was vacant?

22 MR. COAKLEY: It's been vacant a long
23 time. I don't know that there's ever been a building
24 constructed on the site, believe it or not. I think
25 it was thought to be wetlands for a while, it was

1 mapped as such by the government and may have
2 discouraged people.

3 ACTING CHAIR BETTINGER: Mr. Klein, any
4 other comments?

5 MR. KLEIN: No. We had comments on
6 drainage and they were able to address all our
7 concerns so I don't have any further comments.

8 ACTING CHAIR BETTINGER: Do you need to
9 enter anything on the record?

10 MR. KLEIN: I don't think so.

11 ACTING CHAIR BETTINGER: Okay. I know
12 there were several conditions that we spoke about.
13 If we could just review them and be clear.

14 COMMISSIONER GLEMBOCKI: Madam Chair,
15 regarding drainage, I don't know if they had
16 anything. The County Engineer wanted to request that
17 there's a requirement to keep Penhorn Creek clean at
18 the rear of our property. County Engineer wants to
19 see a plan and schedule for maintenance, yearly
20 maintenance, to keep the Penhorn Creek clear of
21 debris.

22 MR. COAKLEY: That's accepted.

23 COMMISSIONER GLEMBOCKI: I don't know if
24 they are going to go through the letter. Are you
25 going to go through the letter?

1 MR. KLEIN: I don't think it's necessary
2 to go through the letter. Comments that we had were
3 addressed by them in their most recent letter. I
4 guess, really the only thing related to the other
5 improvements that they're proposing, would be a
6 detail to show the guide rail and treatments if they
7 are going to put a break in the guide rail.

8 COMMISSIONER GLEMBOCKI: Right.

9 MR. KLEIN: Details to show what their
10 proposal is for the crossing, striping, lighted
11 crosswalks, signage, any overhead lights that may be
12 necessary. So that's something that we can review
13 when they're ready to submit that.

14 COMMISSIONER GLEMBOCKI: Information
15 regarding the crosswalk, the LED crosswalks and guide
16 rail details also for the entrance, how they are
17 going to treat that, and for the break.

18 Also, you have the two, 72-inch water
19 lines in the road there --

20 MR. KLEIN: Right.

21 COMMISSIONER GLEMBOCKI: -- on your side
22 that is closer to the drainage pipes at the entrance.
23 So the County Engineer would like you to get approval
24 from the water company and Jersey City, regarding
25 that, as far as work adjacent to that line.

1 I mean, on your plan you show it as two
2 lines, but they're two, 72-inch lines. They're very
3 big lines. I know they run parallel to the ditches.
4 So they may be closer than you think, so as far --
5 make sure there's not a line on top.

6 MR. BURROW: We're aware of those and
7 secured Jersey City MUA approval.

8 MR. KLEIN: Any work that you're doing,
9 that's parallel or near those lines, has already been
10 done, right?

11 MR. BURROW: The drainage pipe under the
12 driveways, is all done. The drainage pipe is already
13 done, it's within our site. Force main is going to
14 cross above, but the force main is only an inch and a
15 quarter and it's pumped, so it's somewhat flexible as
16 to location. Those 72-inch pipes, we're aware of
17 them and we're going to be careful.

18 MR. KLEIN: Okay.

19 ACTING CHAIR BETTINGER: I believe we
20 were just going to go over the conditions.

21 MR. CURLEY: I believe the applicant has
22 not addressed the cleaning of the Penhorn Creek on an
23 annual basis. That's really what has been described
24 as cleaning up of debris.

25 MR. COAKLEY: Yes, that's acceptable.

1 MR. CURLEY: Then the conditions that I
2 noted are: Cleaning of Penhorn Creek on an annual
3 basis; the sidewalk and the pedestrian crossing --

4 MR. BURROW: Let me say one thing. I
5 think what was said to be Penhorn Creek is really the
6 ditch in front of the property.

7 MR. KLEIN: In the back, too, as well.

8 MR. BURROW: That's not our property.

9 MR. KLEIN: Oh.

10 COMMISSIONER GLEMBOCKI: If it's not on
11 the property.

12 MR. KLEIN: Yes.

13 COMMISSIONER GLEMBOCKI: I know you have
14 the outfalls there. Your property line goes outside.
15 Is that part of Penhorn Creek?

16 MR. BURROW: Penhorn Creek is a couple
17 hundred feet to the north or west of our property.

18 MR. KLEIN: Oh, okay.

19 COMMISSIONER GLEMBOCKI: Then it snakes
20 around, doesn't it?

21 MR. BURROW: The NRS property, to the
22 north of ours, fronts on it, but we don't have any
23 direct, what is called frontage on the creek. My
24 understanding, we were going to clean out the
25 ditches, along our frontage, to remove the debris,

1 which we agreed to.

2 COMMISSIONER GLEMBOCKI: If it's not our
3 property, you can't do it.

4 MR. KLEIN: Right.

5 COMMISSIONER GLEMBOCKI: We'd like to
6 see a maintenance plan or scheduling or a yearly.
7 Just send a report to County Engineer's office so he
8 knows it's done.

9 MR. KLEIN: Right.

10 MR. CURLEY: The other condition is the
11 contribution to the Penhorn Creek Pump Station, of
12 \$5,000 per acre of impervious surface.

13 MR. COAKLEY: Correct.

14 MR. CURLEY: And the clarification on
15 the cleaning of the Penhorn Creek is actually the
16 swale in front of the property.

17 MR. COAKLEY: Yes.

18 MR. KLEIN: Also, I think the applicant
19 agreed to contact the TMA too. Talk about other
20 transit options and commuting options.

21 MR. CURLEY: That's correct.

22 ACTING CHAIR BETTINGER: Do I have a
23 motion?

24 COMMISSIONER FITZGIBBONS: I make a
25 motion.

1 COMMISSIONER O'DEA: What about public
2 comment? Don't we allow public comment?

3 ACTING CHAIR BETTINGER: Do we have
4 anyone here from the public that would like to make a
5 statement? I apologize.

6 COMMISSIONER O'DEA: No public comment?

7 ACTING CHAIR BETTINGER: Yes, there is.

8 MR. KELLEHER: My name is Patrick
9 Kelleher, president of the Hudson County Building
10 Trades.

11 This project is a very important project
12 for the building trades, I guess for Goya and stuff
13 like that, and a Project Labor Agreement would be
14 very key for us, the tax abatement for the city, so
15 we're very supportive of this project.

16 Thank you.

17 COMMISSIONER FITZGIBBONS: May I make a
18 statement? As a fellow retired union president, I
19 agree that we need more union jobs, we need more
20 middle income people to make a living. So I agree
21 with you that this is very important that we create
22 jobs in the building trades in Hudson County.

23 MR. KELLEHER: Thank you. Probably 50
24 percent of our building trade is out of work and with
25 the economy it's tough.

1 COMMISSIONER FITZGIBBONS: We know that.
2 There's a movement out there against the -- this is
3 not political -- against union and labor altogether.
4 There's a movement out there, in the atmosphere of
5 this country, that is unprecedented. So I agree, we
6 need more union jobs.

7 MR. KELLEHER: Thank you.

8 COMMISSIONER O'DEA: Madam Chair, I
9 would strongly suggest to the applicant that the
10 applicant consider, if not entering into a PLA, at
11 least entering into an MOU outlining what the PLA
12 would be, prior to any application before an agency
13 such as the Economic Development Authority of New
14 Jersey for tax credits or other subsidies or
15 incentives related to the construction of this
16 project.

17 'Cause, quite frankly, in my role not as
18 a member of this Board but in the role as a chairman,
19 this year, of the Freeholder Board, but a Freeholder
20 who represents the City of Jersey City, I quite
21 frankly would be inclined to not support and notify
22 the EDA of a project of this magnitude that didn't
23 have in place some kind of an understanding that this
24 project was going to be built with union labor.

25 That's just a personal comment, but

1 important.

2 ACTING CHAIR BETTINGER: Any other
3 comments?

4 Do I have a motion?

5 COMMISSIONER FITZGIBBONS: I make a
6 motion for approval on all the specifications that
7 our professionals gave the applicant.

8 COMMISSIONER AVAGLIANO: I'll second.

9 DIRECTOR MARKS: Madam Chair, on a
10 motion to conditionally approve Application
11 2011-062-SP, made by Commissioner Fitzgibbons,
12 seconded by Commissioner Avagliano, Commissioner
13 Avagliano?

14 COMMISSIONER AVAGLIANO: I vote aye.
15 This is a great application and I enjoyed listening
16 to the union fellow. I'm in favor of jobs. Jobs and
17 ratables is number one. And, number two, I'm even
18 happy that I am part of Goya, I support their lentils
19 every week. So I'm glad and I'm glad it's a
20 beautiful plant and I congratulate you all on it.

21 DIRECTOR MARKS: Commissioner
22 Fitzgibbons?

23 COMMISSIONER FITZGIBBONS: Aye.

24 DIRECTOR MARKS: Commissioner Glembocki?

25 COMMISSIONER GLEMBOCKI: Aye.

1 DIRECTOR MARKS: Commissioner O'Dea?

2 COMMISSIONER O'DEA: I'm going to vote
3 aye. I think it's a good project, I think it's an
4 important project. It retains more than it creates
5 jobs, but those retention of those jobs here, as
6 opposed to potentially having those jobs relocate out
7 of the state, is equally critical. Hopefully there
8 will be, over time, significant creation or expansion
9 to create new jobs.

10 You've kind of got this catch 22, on one
11 sense you come in and say, we're high-cube,
12 high-tech, so we don't have as many jobs so we don't
13 have as many people coming in and out. On one side
14 that's good, but on another side, from a practical
15 time of when we need to put people to work, that's
16 kind of a double-edged sword. But, you know, I think
17 that's fair and realistic.

18 I rely on the representation of the
19 attorney that, you know, this will be done with a PLA
20 or build with union labor, and if so, it's under
21 those conditions and not only is it deserving of this
22 approval but it's deserving of the incentives that
23 are needed, both locally and on a state level, to
24 make the financing happen. So I vote aye.

25 DIRECTOR MARKS: Chairwoman Bettinger?

1 ACTING CHAIR BETTINGER: I vote aye.

2 DIRECTOR MARKS: Madam Chair, the motion
3 passes.

4 ACTING CHAIR BETTINGER: Thank you.
5 Good luck with the project.

6 COMMISSIONER O'DEA: Motion to adjourn.

7 COMMISSIONER FITZGIBBONS: Adjourned.

8 DIRECTOR MARKS: Madam Chair, just to --

9 COMMISSIONER O'DEA: No, you can't
10 debate that motion unless I withdraw it. Right,
11 Mr. Curley, Robert's Rules? I'll pull back for a
12 moment.

13 ACTING CHAIR BETTINGER: Mr. Marks.

14 DIRECTOR MARKS: Madam Chair, just under
15 old business, we had discussed the -- Madam Chair, at
16 the last meeting, we discussed the Jersey
17 City/Hoboken Connectivity Study. I understand that
18 Freeholder Romano is not here to explain whether he
19 had a chance to review it. I had an opportunity,
20 it's really up to the Board, Susan O'Donnell, from
21 Eng-Wong, Taub, nationally recognized planning and
22 engineering firm, had made a study. She's available
23 to make a presentation to the Board at the
24 regularly-scheduled meeting on October 19th. If the
25 Board wishes, I can put it on the agenda.

1 COMMISSIONER FITZGIBBONS: Yes, I
2 approve.

3 DIRECTOR MARKS: It could be, if Susan
4 O'Donnell comes out and makes the presentation, it
5 could be introduced by the Board at that time.

6 COMMISSIONER FITZGIBBONS: No problem.
7 Make a motion.

8 COMMISSIONER O'DEA: All right. You
9 don't need a motion.

10 DIRECTOR MARKS: No, you don't need a
11 motion.

12 COMMISSIONER O'DEA: Thank you. Motion
13 to adjourn.

14 COMMISSIONER FITZGIBBONS: I second.

15 DIRECTOR MARKS: All in favor?

16 (A round of ayes.)

17 (Time noted: 8:09 p.m.)

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C E R T I F I C A T E

I, JOANNE M. OPPERMANN, a Certified
Court Reporter and Notary Public of the State of New
Jersey, do hereby state that the foregoing is a true
and accurate transcript of my stenographic notes of
the within proceedings, to the best of my ability.

JOANNE M. OPPERMANN, C.C.R.

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<p>0 004 15:8</p>	<p>3 3 10:7,12 11:11 20:16</p>	<p>8 8:09 73:17</p>	<p>activities 45:20 activity 44:18 46:17 acts 47:10 actual 16:24 21:7 add 13:19 62:3 addition 29:14 additional 9:17 14:18 25:8 37:23 43:3 54:9 55:23 57:20 address 28:25 29:17 63:6 addressed 9:23 29:10 64:3 65:22 addresses 54:10 adequate 23:11 59:6 adjacent 11:14 17:16 64:25 adjourn 72:6 73:13 adjourned 72:7 advantage 30:18 advice 48:1 aerial 10:22,23 11:6 afternoon 40:15 58:13 agencies 34:1 agency 69:12 agenda 72:25</p>
<p>1</p>	<p>3,237 9:2 3/1 15:12 30 40:23 300 39:16 57:4 362 8:15 16:2 38,000 4:17 7:24 29:9 3rd 1:7</p>	<p>9 90 41:19 900 36:10 99b 3:17</p>	<p>a a.m. 46:12 47:13 abatement 44:3 47:22 48:17 68:14 ability 15:25 23:20 35:5 74:8 able 11:19 45:7 55:20 61:12 63:6 abroad 41:1 absent 2:17,18,19 2:23,25 absolutely 58:9 accented 29:4 accents 28:25 acceptable 65:25 accepted 34:10 63:22 access 9:21,22 11:19 41:8 55:8 accessing 12:11 accommodate 23:25 24:15 28:19 35:5 47:14 57:19 accounting 39:20 accurate 74:7 achieved 8:22 14:18 acre 7:19 15:6 20:21 67:12 acres 6:22 14:21 15:2,8</p>
<p>1 7:2 1,500 49:17 1,600 49:4 10 14:21 15:2 30:2 43:1,14 62:1 100 11:1 17:4 39:17 39:22 45:18 1000 3:18 1001 3:18 1002 3:17 11 50:8 110 36:12,13 1100 3:18,18 1101 3:19 114 8:18 117,000 20:25 21:3 118 8:15 15 22:19 30:2,5 56:18 150 39:22 57:2 15x 8:7 10:23,24 37:7,11 17 43:4 19th 72:24</p>	<p>4 4 23:17 27:11 40 6:22 7:19 42 19:4,8 46 19:3,7 28:12,13 480 8:14 16:1</p>	<p>a a.m. 46:12 47:13 abatement 44:3 47:22 48:17 68:14 ability 15:25 23:20 35:5 74:8 able 11:19 45:7 55:20 61:12 63:6 abroad 41:1 absent 2:17,18,19 2:23,25 absolutely 58:9 accented 29:4 accents 28:25 acceptable 65:25 accepted 34:10 63:22 access 9:21,22 11:19 41:8 55:8 accessing 12:11 accommodate 23:25 24:15 28:19 35:5 47:14 57:19 accounting 39:20 accurate 74:7 achieved 8:22 14:18 acre 7:19 15:6 20:21 67:12 acres 6:22 14:21 15:2,8</p>	<p>act 3:5,7 acting 1:10 2:1 3:2 3:10 6:14 9:6,11 13:24 19:5 21:9 22:2,6 24:16,23 25:14 27:4,18 29:19 31:18 32:9,18 34:10 36:5 38:2,10 39:2 40:17 46:7,23 48:14 48:23 50:13 53:1,8 53:20 54:3 55:1 57:13 58:25 59:10 60:15 62:17 63:3,8 63:11 65:19 67:22 68:3,7 70:2 72:1,4 72:13</p>
<p>2 2 7:11,14,15 10:7,8 11:12,13,13 12:6 52:14 20 17:23 30:5 40:23 44:21 51:24 200 39:18 52:15 57:3 2006 4:8 2011 1:5 2:4 2011-062 3:15 70:11 22 71:10</p>	<p>5 5 1:5 31:5 5,000 20:21 67:12 50 68:23 500 16:7 22:25 45:15,16 57:1 59:4 51a 3:19 52c 3:18 539,500 6:24 567 1:6 577,000 4:16 7:23 589,000 4:9 7:22 5:00 46:12 5th 2:3</p>	<p>6 60 32:2 49:5 60s 50:1 615,000 4:4,11 7:22 625,000 43:8 66 8:10 6:00 47:3 6:30 1:8</p>	<p>act 3:5,7 acting 1:10 2:1 3:2 3:10 6:14 9:6,11 13:24 19:5 21:9 22:2,6 24:16,23 25:14 27:4,18 29:19 31:18 32:9,18 34:10 36:5 38:2,10 39:2 40:17 46:7,23 48:14 48:23 50:13 53:1,8 53:20 54:3 55:1 57:13 58:25 59:10 60:15 62:17 63:3,8 63:11 65:19 67:22 68:3,7 70:2 72:1,4 72:13</p>
<p>2 7:11,14,15 10:7,8 11:12,13,13 12:6 52:14 20 17:23 30:5 40:23 44:21 51:24 200 39:18 52:15 57:3 2006 4:8 2011 1:5 2:4 2011-062 3:15 70:11 22 71:10</p>	<p>6 60 32:2 49:5 60s 50:1 615,000 4:4,11 7:22 625,000 43:8 66 8:10 6:00 47:3 6:30 1:8</p>	<p>a a.m. 46:12 47:13 abatement 44:3 47:22 48:17 68:14 ability 15:25 23:20 35:5 74:8 able 11:19 45:7 55:20 61:12 63:6 abroad 41:1 absent 2:17,18,19 2:23,25 absolutely 58:9 accented 29:4 accents 28:25 acceptable 65:25 accepted 34:10 63:22 access 9:21,22 11:19 41:8 55:8 accessing 12:11 accommodate 23:25 24:15 28:19 35:5 47:14 57:19 accounting 39:20 accurate 74:7 achieved 8:22 14:18 acre 7:19 15:6 20:21 67:12 acres 6:22 14:21 15:2,8</p>	<p>act 3:5,7 acting 1:10 2:1 3:2 3:10 6:14 9:6,11 13:24 19:5 21:9 22:2,6 24:16,23 25:14 27:4,18 29:19 31:18 32:9,18 34:10 36:5 38:2,10 39:2 40:17 46:7,23 48:14 48:23 50:13 53:1,8 53:20 54:3 55:1 57:13 58:25 59:10 60:15 62:17 63:3,8 63:11 65:19 67:22 68:3,7 70:2 72:1,4 72:13</p>

<p>aggressive 61:14 ago 22:18 44:15 49:15 agree 61:20 68:19 68:20 69:5 agreeable 24:17 27:17,19 agreed 20:20 35:4 67:1,19 agreement 22:16 44:2,5,13 48:3,5 59:11,13 68:13 agreements 42:13 ahead 27:5,20 aicp 1:15 ain't 49:2 air 9:9 aisle 31:13 aisles 42:25 allow 68:2 allows 8:19 18:17 altogether 45:15 69:3 amend 48:8 amendment 42:10 amendments 42:7 amenities 24:14 american 49:11,16 amount 4:12 13:7 15:20 20:24 34:23 35:10 41:4 52:21 annex 1:6 announcement 3:5 annual 65:23 66:2 answer 19:20,23 21:24 36:2 37:22,22 39:11 answered 16:16 anthony 1:12 anticipate 36:16,25 45:25 50:15 60:18 60:20 anticipated 44:1 anybody 23:11,25 24:4 56:2,5</p>	<p>apologize 9:10 24:25 68:5 applicant 21:2 22:15 23:15 24:17 55:15 59:2,3,6 65:21 67:18 69:9,10 70:7 application 3:15 4:2 6:19,20 7:10,14 8:20 9:19 13:18 22:13 36:4 59:14 69:12 70:10,15 appropriate 13:18 24:13 32:23 58:10 approval 4:3 8:6,21 9:22 48:16 55:15 64:23 65:7 70:6 71:22 approvals 11:24 44:4 62:9 approve 70:10 73:2 approved 4:7 6:3,19 6:21,25 7:9 10:18 48:15,18 approximately 16:8 26:13,18,19 30:2,5 57:2 architect 5:2 25:22 26:4 32:19,23 54:4 architectural 26:21 27:6,10 28:24 architecture 27:3 area 10:4,5 14:1,1 14:15 15:11,17 22:25 23:9 30:10,23 31:1,9 32:6 35:13 35:15 37:10 47:19 47:20 48:8 56:13,14 56:14,21 57:18 59:5 areas 31:12,16 arencibia 58:13 army 25:9,18 ascolese 1:17 asked 22:8 51:9</p>	<p>asking 25:4 30:15 aspect 9:19 11:10 aspects 30:16 31:17 34:14 36:4 61:11 asphalt 12:8 assistant 1:12 23:22 associate 34:19 associated 35:24 associates 1:16 association 55:3 assume 20:4 47:17 assuming 48:3 atmosphere 69:4 attention 29:1 attorney 1:14 71:19 audience 45:11 august 48:12 authority 55:4 69:13 avagliano 1:11 2:7,8 70:8,12,13,14 available 30:19 37:19,25 72:22 avenue 1:6 9:4 18:8 35:18 53:4 average 23:8 44:20 51:9 aware 30:15 35:14 43:7,13 65:6,16 aye 70:14,23,25 71:3 71:24 72:1 ayes 73:16</p> <hr/> <p style="text-align: center;">b</p> <hr/> <p>b 1:9 5:10,12,13 6:23 25:23 back 8:10 11:11 17:4,13,22 18:16,17 18:17 20:15 32:12 66:7 72:11 bad 52:7 bank 8:15 bars 60:8 based 36:8,14,17 59:13</p>	<p>basically 9:20 13:20 13:21 14:5 23:4 24:10,12 41:15 44:19 47:13 basins 11:25 basis 36:13 65:23 66:3 bay 31:25 beam 24:10,13 58:9 beans 49:1,1,9,22 beautiful 70:20 beginning 3:15 behalf 4:2 6:8 believe 11:21 15:8 21:2,16 30:7 32:2 43:4 53:14 61:9 62:24 65:19,21 bergen 41:17 51:2 55:13 best 16:5 74:8 bethpage 39:14 45:14,25 46:8 56:6 better 14:3 15:23 18:25 23:15 32:15 bettinger 1:10 2:1,9 2:10 3:2,10 6:14 9:6 9:11 13:24 19:5 21:9 22:2,6 24:16 24:23 25:14 27:4,18 29:19 31:18 32:9,18 34:10 36:5 38:2,10 39:2 40:17 46:7,23 48:14,23 50:13 53:1 53:8,20 54:3 55:1 57:13 58:25 59:10 60:15 62:17 63:3,8 63:11 65:19 67:22 68:3,7 70:2 71:25 72:1,4,13 bicyclists 22:20 50:15 big 41:13 42:17 49:16 62:1 65:3 biggest 35:16</p>
--	--	--	---

<p>bike 50:16,23 biking 50:22 bins 30:9 bison 49:13 bit 4:6 17:16 42:14 47:24,25 black 14:4 block 3:17,17,18,19 board 1:1,3,14 2:3 4:3,8 5:24 6:2,17,19 7:9,17 10:4 12:16 13:4 23:14 27:6 34:4,14 35:1 39:9 48:19 57:9,10 69:18 69:19 72:20,23,25 73:5 boards 5:24 6:5 26:9 33:18,18,19,21 48:20 bottom 10:23 16:22 brand 44:24 break 60:22 64:7,17 breakdown 29:23 breakout 29:21 brief 4:19 briefly 6:16 34:13 bring 45:19,22 55:11 61:18 bringing 36:22 45:17 broad 41:6 brooklyn 50:7 budget 33:3,5,8 buffalo 49:9 build 8:15 71:20 building 1:6,15 4:4 4:6,11,16 6:24 7:21 8:9,11,13,19 9:3,18 10:21 11:1,5,15 12:8,13,19,20,21 13:1,10,11 15:4 16:19,20,23 17:3,6 17:9,13,15,15,17,19 17:21 18:2 19:2,3,7 19:19 28:11,17,23</p>	<p>28:25 29:5 30:11 31:8 33:8 42:20 43:5,9,12 51:22 52:12,13 54:7,9,13 61:13,21 62:1,23 68:9,12,22,24 buildings 4:7,9 6:21 7:8 11:2 12:15,17 17:11 60:24 built 58:2 60:24 69:24 bulk 41:1 bump 15:20 burrow 4:25 5:11 5:11,16 6:12,16 7:1 9:7 13:19 28:2 32:3 34:15 53:13 54:11 65:6,11 66:4,8,16 66:21 bus 23:12 51:6,23 52:9,14,19,19,23 54:1,1 buses 59:17,24 60:1 business 3:14 59:25 72:15 businesses 55:6 buy 49:13</p> <p style="text-align: center;">c</p> <p>c 5:10,13 25:23 74:1 74:1 c's 43:20 c.c.r. 74:13 cab 52:10 call 2:2,5 4:22 10:13 13:8 25:22 30:20 32:21 45:10 called 41:18 49:16 55:7 58:24 66:23 canada 49:23 canned 49:8 canning 49:8,13 cans 49:13 car 8:13,14 23:8,9 51:17 57:4</p>	<p>care 54:8 careful 65:17 carpool 51:11,14 53:25 57:6 cars 11:7 22:11 35:7 40:12,18 catch 71:10 category 30:21 cause 15:10 48:1 69:17 causing 15:21 ceiling 19:2,9 centers 39:13 certainly 6:18 7:3 13:12 16:25 24:25 27:8 29:15 56:25 59:20 certification 30:14 certified 30:12 74:4 chain 38:25 39:4 chair 1:10,10 2:1,24 3:1,2,10,13 6:14 9:6 9:11 13:24 19:5 20:8 21:1,9 22:2,6 22:12 24:16,23 25:11,14 27:4,18 29:19 31:18 32:9,18 34:10 36:5 37:12,18 38:2,10 39:2 40:17 46:7,23 48:14,23 50:13 53:1,8,12,20 54:3 55:1,2 56:1,17 57:13 58:25 59:10 60:15 62:17 63:3,8 63:11,14 65:19 67:22 68:3,7 69:8 70:2,9 72:1,2,4,8,13 72:14,15 chairman 13:23 20:10 31:21 48:22 69:18 chairwoman 1:10 3:21 71:25 chance 72:19</p>	<p>change 21:3 45:19 55:21 changed 44:19 chicken 57:16,22 choffo 2:24 circulating 8:9 city 1:7 3:16,17 23:12 24:5 44:2 46:8 47:18,18 48:4 48:4,15,15,17 49:17 51:1 55:11,19 64:24 65:7 68:14 69:20,20 72:17 civil 5:18 6:12 30:20 clarification 67:14 clean 63:17 66:24 cleaning 65:22,24 66:2 67:15 clear 19:4,8 28:10 42:7 63:13,20 clearly 10:23 clearstory 29:6 clerk 3:8 49:25 close 10:24 11:2 16:24 51:20 62:8 closer 17:16,22,23 64:22 65:4 closest 8:6 29:2,3 coakley 3:20,21 4:1 5:15 6:11,15 7:21 10:3,8 11:12 12:12 13:22 16:7,15 19:24 20:20 21:5,23 24:18 24:22 25:21,25 27:2 27:5,10,14,20 32:7 32:15,20 33:13 34:7 34:11,12 37:3,25 38:4,7,12,21 42:3 43:25 47:20,23 48:6 48:12,16 55:24 59:8 59:12,19 60:3 62:7 62:12,16,19,22 63:22 65:25 67:13 67:17</p>
--	---	---	--

<p>combining 39:13 come 18:16 21:2 23:9 37:6,6 39:23 40:23,25 41:2,3 47:1,10 51:11 52:9 71:11 comes 21:25 40:22 40:24 41:3,5,10,19 73:4 coming 22:10 23:25 24:5 36:12,21,22 37:1,9,14 39:14 50:3,16 55:19 71:13 commencing 1:8 commend 22:15 comment 16:6 68:2 68:2,6 69:25 comments 21:10 22:3 25:10 32:10 60:16 63:4,5,7 64:2 70:3 commission 8:22 34:6 35:2,3 48:18 55:5 commissioner 1:11 1:11,12 2:7,8,9,10 2:11,13,14,15,16,18 2:20,21,22,24 9:12 13:23,25 14:12 15:5 15:9,22 16:3,11,17 16:23 17:2,10,18,25 18:6,9,14,21 19:1 19:10,17,22 20:1,9 20:17,23,25 21:19 22:1,4,7,8 29:19,21 30:11,22 31:3,7,20 31:25 32:5,22 33:7 36:6,20 37:17,18 38:3 41:7,20,24 42:5,19 43:8,11,21 44:6,10 45:9,24 46:5,10,18 47:6,17 47:21,24 48:10,13 48:21,24 49:10,15 49:18,20,24 51:18</p>	<p>51:25 52:2,17 53:6 53:19 56:1 57:24 58:23 59:16,22 60:4 60:7,9,13,17 61:3 61:14 62:5,10,13,20 63:14,23 64:8,14,21 66:10,13,19 67:2,5 67:24 68:1,6,17 69:1,8 70:5,8,11,12 70:12,14,21,23,24 70:25 71:1,2 72:6,7 72:9 73:1,6,8,12,14 commissioners 60:16 commitment 45:3 committed 45:5 committee 53:13 commute 46:5,6 51:5 55:8 commuting 46:9 56:5 67:20 comp 2:18 companies 42:14,15 company 37:13 39:8 45:1,2,5 49:11,13 49:16 59:24 60:14 64:24 compared 34:19,23 compensate 15:20 component 28:16,18 28:19 components 27:7 compression 43:19 concern 43:19 53:3 56:24 concerned 56:2 concerning 27:15 concerns 63:7 conclusions 35:4 concrete 28:23 condition 22:13 55:15 67:10 conditionally 70:10 conditioning 9:9</p>	<p>conditions 63:12 65:20 66:1 71:21 configurations 31:16 congratulate 70:20 connecting 11:17 connection 24:6 59:15 connectivity 72:17 connell 3:22 4:1 conservation 30:24 consider 69:10 considered 43:24 considering 22:24 consist 36:11 consolidating 45:14 consolidation 39:15 47:12 constrained 22:23 construct 12:8 16:1 16:2 28:22 constructed 62:24 constructing 9:1 15:18 43:22 construction 20:3 32:25 33:4 42:20 43:3,12,22 60:19,25 61:1,4,6,8,17 69:15 consult 61:11 consultation 23:22 consulted 27:15 consulting 23:23 contact 55:15,16 59:13 67:19 container 41:10 contemplated 25:1 29:10 contemplating 24:19,21 context 10:13 35:9 contingent 44:3 contract 62:6,8 contractors 61:19 contracts 61:9</p>	<p>contribute 20:21 contributing 20:18 contribution 67:11 control 6:8 conveyors 30:9 corner 8:1 28:14,15 28:17,21 29:12,13 corporate 29:16 corps 25:9,18 correct 6:6 21:3,5 26:25 31:24 41:25 42:5 67:13,21 cost 20:3 32:25 42:20,25 61:17 costs 43:3,5,12 counselor 3:11 country 28:4 69:5 counts 34:18 county 1:1,3,6,12 2:3 3:16 4:3,4 6:22 8:2,4 9:1,15,25 10:1 11:11,14,16 12:3,10 16:19,21,24 17:1,6 17:22 20:13 23:22 25:4 34:4 35:7,18 35:18,18,23 50:3,18 53:4 54:16,17,18 58:20 59:1 60:2 63:16,18 64:23 67:7 68:9,22 couple 22:18 26:14 45:11 46:10 48:1 59:24 60:24 61:23 66:16 court 74:5 coverage 4:13 covers 4:12 create 35:11 52:18 52:18 59:25 68:21 71:9 created 14:11 creates 71:4 creation 71:8 credits 69:14</p>
--	---	--	--

<p>creek 20:15,18 63:17,20 65:22 66:2 66:5,15,16,23 67:11 67:15 critical 55:18 71:7 cross 65:14 crosses 9:25 11:14 crossing 25:2,4,5 64:10 66:3 crossings 27:16 crosswalk 23:23 24:9,13 32:13 58:10 64:15 crosswalks 58:15,16 58:24 64:11,15 croxton 10:15 41:11 csx 41:16 cube 13:3,9,10,17 34:17 36:18 71:11 curb 17:4 curious 20:2 48:2 49:21 curley 1:14 3:4 5:4 7:1,6 38:17 65:21 66:1 67:10,14,21 72:11 current 7:10 54:14 currently 6:23 41:16</p>	<p>debris 63:21 65:24 66:25 decent 41:4 46:1 decisions 39:7 dedicated 40:5,7,8 defer 19:1 21:24 33:2 37:2,15 define 13:7 defined 13:8 defines 13:5 degree 56:11 deliveries 40:14,16 41:8 depending 47:2,5 desario 5:1,7,7 32:21 33:14 34:8 described 24:18 65:23 deserving 71:21,22 design 11:22 designated 31:12 designed 12:22 33:8 designing 27:25 32:24 destination 37:5 detail 29:18 64:6 details 29:2 64:9,16 detention 11:25 developed 15:4 33:2 33:6 developing 14:6 development 69:13 differences 35:12 different 12:14 13:7 16:10 21:22 29:22 42:14 61:12 difficult 9:8 23:13 50:18 dimensional 27:24 27:25 direct 5:15 25:25 33:13 38:21 66:23 directly 23:20 director 1:15 2:7,9 2:11,14,16,22 3:13</p>	<p>21:1 22:12 25:11,16 53:12,18,22 55:2 56:17 57:15 58:4,19 59:2 70:9,21,24 71:1,25 72:2,8,14 73:3,10,15 disconfigured 37:20 discouraged 63:2 discuss 9:23 discussed 58:12 59:8 72:15,16 discussion 3:23 18:10 43:16 discussions 30:25 distance 17:24 46:1 distribution 10:19 28:3 37:9 39:13 district 55:7,11 ditch 17:7 23:19 66:6 ditches 65:3 66:25 docks 8:10,10 18:18 61:17 doing 45:1 65:8 domestic 41:2 dominican 49:7 door 55:23 doors 32:1 double 32:14 71:16 dozen 26:14 drafted 43:6 drainage 23:19 63:6 63:15 64:22 65:11 65:12 drains 19:14 drawing 54:11,12 dressed 56:20 drive 35:22 50:19 drivers 40:7,7 60:6 driveway 10:2 11:17 11:18 15:21 17:16 18:4,13,20 22:5,9 23:25 24:6 25:6 driveways 8:4 35:5 65:12</p>	<p>driving 40:6,8 drop 40:12 dry 28:6 29:22 30:4 30:5 duly 33:11 38:15</p>
d		e	
<p>d 1:16 5:8,13 33:11 33:11 daily 36:13 dan 5:7 daniel 5:1 day 36:7 39:17 46:13,21,21,25 47:7 47:9 51:3 days 46:13,13 deal 48:3 dealing 12:2 dealt 48:1 debate 72:10</p>	<p>developing 14:6 development 69:13 differences 35:12 different 12:14 13:7 16:10 21:22 29:22 42:14 61:12 difficult 9:8 23:13 50:18 dimensional 27:24 27:25 direct 5:15 25:25 33:13 38:21 66:23 directly 23:20 director 1:15 2:7,9 2:11,14,16,22 3:13</p>	<p>doing 45:1 65:8 domestic 41:2 dominican 49:7 door 55:23 doors 32:1 double 32:14 71:16 dozen 26:14 drafted 43:6 drainage 23:19 63:6 63:15 64:22 65:11 65:12 drains 19:14 drawing 54:11,12 dressed 56:20 drive 35:22 50:19 drivers 40:7,7 60:6 driveway 10:2 11:17 11:18 15:21 17:16 18:4,13,20 22:5,9 23:25 24:6 25:6 driveways 8:4 35:5 65:12</p>	<p>e 1:9,9,13,13 5:8,10 25:23 33:11,11 38:15 41:18 74:1,1 earlier 22:9 42:24 62:11,14,14 early 47:1 50:1 earners 23:5,6 57:5 east 7:20 8:13 10:16 14:23 16:22 24:1 25:6 eastern 15:21 23:24 25:6 economic 69:13 economy 68:25 eda 69:22 edge 14:4,5,6,7 15:19 edged 71:16 edison 49:14 efficiencies 45:19 efficiency 19:19 efficient 8:19 12:25 31:6 42:23 egg 57:16,22 eight 50:9 either 23:12 36:1 50:23 56:21 electric 8:25 elevations 27:22 28:1 elizabeth 41:18 embrace 45:8 embraced 44:25 emerson 50:1 employed 16:4 40:3 49:17 employee 34:18,20 53:15,15</p>

<p>employees 16:3 21:13 22:25 29:3 38:9 39:10,17,17,18 42:2 44:6 45:13 46:1 49:17 50:16,25 51:10,11 57:3,4 encroaches 14:8 energy 19:18 30:24 31:6 eng 72:21 engineer 1:12 4:25 5:1,18 6:1 18:25 22:3 23:22,23 32:21 33:14 63:16,18 64:23 engineer's 58:20 67:7 engineering 5:18 6:13 34:9 72:22 engineers 13:6 25:9 36:9 enjoyed 70:15 enter 18:10 63:9 entering 8:8 29:3 69:10,11 entire 23:18 24:11 29:5 31:1 54:21 entrance 8:2,4,6 14:18,19 64:16,22 entrances 8:8 54:10 envelope 29:5 environmental 5:19 environmentally 22:23 envision 25:18 43:21 envisioned 19:17 31:8 equally 71:7 equipment 20:3 31:14 errant 54:22 especially 49:1 52:19 56:5</p>	<p>esq 1:14 essentially 4:12 11:17 34:15 estimated 16:4 20:2 32:25 33:8 42:20 43:2 estimates 36:8 estimating 43:11 etcetera 51:10 62:2 evening 3:20 4:21 7:15 evenings 46:17 everybody 51:16 evidence 7:5,13 10:11 27:13 exact 30:1 31:16 54:12 exactly 43:18 examination 5:15 25:25 33:13 38:21 example 44:16 excellent 38:2 exchange 42:13 excited 50:11 excuse 9:6 25:15 51:3 exemplifies 13:17 exercise 39:15 exhibit 7:4,11,12 10:7,10,12 11:11 12:6 16:22 20:15 27:9,12,21 exist 15:3,3 existing 9:4,24 11:18 23:17 exists 17:7 24:10 58:8 exit 8:7 18:11 37:11 expanding 14:9 expansion 71:8 expect 36:10 39:16 45:17 expert 4:21 5:24 6:12 25:19 26:16 27:3 33:22 34:8</p>	<p>37:24 experts 4:15 explain 6:16 12:15 13:3 27:6 72:18 explained 25:2 explicit 58:20 extend 11:16 extensive 35:15 extensively 35:3 extremely 54:24</p> <p style="text-align: center;">f</p> <p>f 1:9 74:1 facilitate 55:9 facilities 24:14 50:3 50:9 55:10 57:21 59:6,7,23 facility 10:16 16:4 17:14 18:5,11 21:13 21:13,15 23:11,21 28:8,15 29:7 31:23 32:25 34:22 35:11 36:11,13 49:3,16 50:2 56:4 57:17 59:4 60:20 fact 31:16 37:23 factories 49:7 factory 49:6 fair 71:17 fall 30:21 falls 42:9 familiar 14:25 fantastic 12:10 far 30:25 31:11,11 64:25 65:4 farther 17:13 farthest 18:14 fashioned 13:13 favor 70:16 73:15 feasible 52:18 features 58:14 feel 27:23 44:25 45:1,2 62:2 feet 4:10,17,18 7:22 7:23,24 9:2 17:4,23</p>	<p>19:4,4,7,8 24:4 28:13 29:9 66:17 fellow 68:18 70:16 ferry 41:17 field 6:12 27:3 34:8 figure 21:1 42:8 fill 15:20 filled 14:17 15:5,6 filling 14:13,16 finance 39:20 61:24 financial 62:4 financing 62:15 71:24 find 51:12 59:20 fire 9:17 firm 3:22 4:1 26:21 72:22 first 3:13 6:2,18 48:5 fitzgibbons 1:10 2:12,13 20:9,17 21:19 22:1 31:20,25 32:5 37:17 48:21,24 49:10,15,20,24 57:24 59:16,22 60:4 60:7 62:20 67:24 68:17 69:1 70:5,11 70:22,23 72:7 73:1 73:6,14 five 46:13 flag 3:12 flat 19:11,12,15 flexible 65:15 floor 1:7 19:9 28:7 30:3 43:17 floors 61:22 fluid 43:15 45:21 focus 29:1 focused 31:17 foley 3:22 4:1 folks 55:19 follows 5:14 25:24 33:12 38:16 food 28:3,5 42:15</p>
--	---	---	--

<p>foods 3:16 4:2 38:22 foot 4:4 6:24 7:23 23:17 28:12 29:22 43:9 footage 29:24 30:1 footprint 7:23 force 9:2 65:13,14 foregoing 74:6 forget 44:12 forklifts 31:8 formula 20:22 forth 55:13 fortunate 57:6 four 40:12 47:4 51:14 frankly 69:17,21 free 8:20 freeholder 3:8 69:19 69:19 72:18 freezer 12:24 29:23 31:2 freight 42:16 frequent 54:1 friday 46:17,18,21 46:22 friendly 44:13 front 6:2 7:15 8:12 14:20 17:5 23:21 55:23 66:6 67:16 frontage 24:4 66:23 66:25 fronts 16:25 66:22 frozen 28:5 29:23 function 57:10 functions 39:19 funding 41:25 further 12:24 23:15 63:7 future 19:25 28:18</p>	<p>gearing 60:23 general 6:7 15:11 26:24 32:7 35:13 generate 34:23 generated 35:6,10 generic 12:18 gentleman 61:15 getting 44:4 46:11 62:9 give 5:24 44:15 47:25 given 9:20 gives 27:23 glad 29:17 50:2 70:19,19 glass 28:20 glazing 28:20,24 glembocki 1:12 2:14 2:15 20:25 51:25 58:12,17,23 63:14 63:23 64:8,14,21 66:10,13,19 67:2,5 70:24,25 go 20:12,13,14 25:19 27:5,20 29:7 32:12 35:21 40:14 41:11 48:24 63:24 63:25 64:2 65:20 god 60:1 goes 14:4 66:14 going 12:9,10 18:10 20:4,12,12,12 21:17 21:22 22:10,25 23:1 30:3,12,17 32:13 34:22 35:11,25 37:9 37:21 40:18 45:2 46:12 48:4 49:2 52:22 55:22 56:7,10 57:7,19 59:23 61:17 63:24,25 64:7,17 65:13,17,20 66:24 69:24 71:2 good 3:20 35:14 36:3 53:5,6,7 71:3 71:14 72:5</p>	<p>goods 13:1,11 gotten 31:11 government 63:1 governmental 33:25 goya 3:15 4:2 11:2 12:20,22 16:13,15 20:6 21:2,12,17,24 21:25 23:4 29:16 30:14 33:3 36:15 37:2,15,19 38:22,24 40:3,5,6,8,8,11 42:1 48:25 49:4,6,12 50:5 51:13 55:23 60:18,24 68:12 70:18 goya's 11:1 grade 35:19,20 granted 8:21 44:5 great 11:8 25:21 35:17,21 52:10 70:15 green 12:2 ground 19:15 30:7 60:22 group 6:21 39:20 groups 39:21 guess 16:13 20:1,3 48:2 54:3 56:21 61:5,6 64:4 68:12 guide 54:20 64:6,7 64:15 gun 38:12 guys 45:11</p>	<p>happy 36:2 38:6 55:24 70:18 hard 35:19 hate 49:25 he'll 37:25 headquarters 50:10 51:21 hear 4:14 9:8 24:24 hearing 3:15 heavily 12:9 height 19:2,8 31:5 31:14 heighth 28:10,25 held 3:23 helix 12:11 help 55:18 helping 61:10 high 13:3,9,10,17 23:5 28:10 31:5 34:17,17 36:18 71:11,12 highly 56:13 hoboken 72:17 hole 58:9 holloway 2:16 hon 1:11,12 honest 33:5 38:13 44:13 56:4 honoring 22:16 hope 61:2 hopefully 71:7 hour 32:14 47:15,15 hours 46:10 house 30:6 45:10 hub 47:11 hudson 1:1,3 2:2 50:3 55:2,20 59:13 59:20 60:2 68:9,22 hugeback 5:2,9,9 26:1 27:3,5,20 40:1 54:6 hundred 66:17</p>
g		h	
<p>g 5:10 25:23 gain 45:20 gas 8:25</p>		<p>h 5:10,13 25:23 38:15 half 37:6 44:14 hand 38:14 handed 13:14 handle 48:20 handling 48:7 handsome 29:14 happen 56:10 71:24</p>	

<p>i</p> <p>idea 25:22 38:2 identify 7:6 illuminated 54:14 illustrates 54:13 image 29:16 imagine 23:1,2,7 immediate 35:15 37:5,10 immediately 10:14 10:15 25:3 54:8 impact 14:10 25:12 25:17 36:1 impacting 25:18 impedes 23:20 impervious 4:12 11:24 20:21 67:12 implemented 44:17 44:24 important 4:13 11:1 68:11,21 70:1 71:4 impounded 60:10 improvement 15:13 35:21 55:4 improvements 35:16 64:5 inbound 40:24 41:6 47:10 incentives 69:15 71:22 inch 64:18 65:2,14 65:16 inclined 69:21 included 27:22 income 68:20 incorporate 28:6,24 incorporating 12:1 increase 11:23 41:13 indicated 28:2 indicating 15:19 18:16 individuals 30:8 56:11</p>	<p>industrial 9:20 10:19 11:5,5 industry 44:22 information 64:14 infrastructure 52:11 initial 42:6 inner 55:11 inside 12:21 19:8 28:10 43:14 inspector 1:15 institute 13:6 36:9 intensive 13:15 34:21,21 intention 57:1 interior 31:15,17 intermodal 6:22 41:9,14,19 internal 62:1 international 10:16 18:4 intersection 35:19 35:23 36:1 introduce 57:21 introduced 73:5 introduction 4:19 invite 57:18 inviting 57:1 issue 25:20 35:7 50:17 53:8 issues 15:10 italian 52:14 ite 13:5,5 item 13:14 items 49:5</p> <p style="text-align: center;">j</p> <p>j 1:14 jarc 55:8 jcmua 9:4 jersey 1:7,7 3:8,17 5:21 8:7,21 23:12 24:5 26:5,11 33:15 39:14 41:17 46:8 47:18 48:4,15 49:17</p>	<p>51:1 55:19 64:24 65:7 69:14,20 72:16 74:6 jitney 60:6 joanne 74:4,13 job 1:25 55:8 jobs 55:12,13 57:8 59:4 68:19,22 69:6 70:16,16 71:5,5,6,9 71:12 john 1:14 joseph 1:12 journal 3:9 55:12 jude 1:10 jumping 38:12 junction 51:5,23 56:3,9 59:15 jurisdiction 4:13 jurisdictions 26:16 justification 42:22 justify 55:21</p> <p style="text-align: center;">k</p> <p>k 5:10 25:23,23 kearny 41:16 keep 40:9 63:17,20 kelleher 68:8,9,23 69:7 kevin 3:21,25 key 41:24 68:14 kid 49:25 kind 13:16 15:19 37:19 41:3 42:14 43:1,17 48:4 52:8 60:23 61:22 69:23 71:10,16 klein 1:16 21:10,11 21:11 32:11,12,17 50:20 58:16 63:3,5 63:10 64:1,9,20 65:8,18 66:7,9,12 66:18 67:4,9,18 know 12:7 15:12 17:12,24 18:22 19:15,20,22 21:20</p>	<p>23:4 24:14 29:25 31:10 32:13 35:16 36:20,21,24 40:15 42:21 43:15,18,23 45:12 49:21 51:13 54:25 56:7,10,12 57:19 59:19,25 60:5 60:24,25 61:17 62:23 63:11,15,23 65:3 66:13 69:1 71:16,19 known 34:17 knows 60:2 67:8</p> <p style="text-align: center;">l</p> <p>l 1:13 33:11 labor 13:15 34:21 42:23 44:1,5 68:13 69:3,24 71:20 lafayette 55:13 land 13:7 48:19 landscaped 12:9 landscaping 12:4 17:8 lanelights 58:23 langan 5:18 6:9 large 23:19 41:11 49:8 51:2 largely 7:19 larger 4:6 lastly 19:2 law 3:22 4:1 leased 40:8 leave 18:19 23:3 leaving 36:14 led 58:22,24 64:15 ledger 3:9 lee 1:16 21:11 leed 30:12,14 left 5:6 18:18 32:15 legislation 42:6 legislature 42:4 leisurely 56:22 length 23:18 24:11 54:21</p>
--	--	--	---

<p>lengthy 9:1 lentils 70:18 letter 63:24,25 64:2 64:3 level 30:7 34:17 71:23 levels 7:25 29:10,12 license 74:13 licensed 5:2,20 26:4 33:14 light 29:7 lighted 58:22,24 64:10 lighting 30:24 31:6 53:4 54:5,7,9,13,16 58:15,16 lights 54:17 64:11 likelihood 56:6 line 14:4 20:13 21:20 64:25 65:5 66:14 linear 24:4 lines 14:24 64:19 65:2,2,3,9 linkage 23:16 listening 70:15 little 4:6 41:17 42:14 47:24,25 live 50:16,25 51:1,1 lives 23:12 living 68:20 ll101 54:12 load 39:24 loaded 40:14 loading 8:10,10 18:18 locally 30:19 50:16 71:23 located 3:16 7:20,25 30:8 54:18 location 8:5 51:20 65:16 logistics 39:1,5 long 47:22 61:17 62:22</p>	<p>look 11:6 12:10 25:7 60:13 61:12 looked 51:19 52:17 looking 36:12 52:13 52:21 61:4,21,24 looks 43:16 loop 18:17 lot 3:17,18,19,19 22:10 28:9,9 30:19 34:15 37:1 39:7 40:25 41:2 42:12,15 42:17,22,25 43:19 45:2,5 48:25 50:25 51:8,10,12 52:6 60:1 62:3 lots 54:15 louis 26:8 low 23:5 34:18 lower 57:5 luck 72:5</p>	<p>manhattan 46:11 50:8 map 48:8 mapped 63:1 mario 1:15 mark 5:2,9 7:2 27:9 27:10 marked 7:4,12 10:10 27:12 marks 1:15 2:7,9,11 2:14,16,22 3:13 21:1 22:9,12 25:3,9 25:11,16 27:16 50:13 53:11,12,18 53:22 55:1,2 56:17 57:15 58:4,19 59:2 70:9,21,24 71:1,25 72:2,8,13,14 73:3 73:10,15 mary 1:11 mass 29:1 55:19 massaged 31:15 massey 22:17 matter 3:14 matthew 38:19 max 47:15 meadowlands 8:22 34:5 35:2,2 48:18 55:5,6,7,11 mean 17:23 45:12 45:25 50:5,17 52:20 59:3 60:1 61:3 65:1 meaning 41:9 meant 56:14 mechanization 34:18 mechanized 13:16 28:9 meeting 1:3 2:2 3:4 3:5,5 31:17 72:16 72:24 meetings 3:7 megan 22:17 mehta 2:18</p>	<p>member 69:18 mentioned 7:21 13:25 21:12 40:1 42:24 45:21 50:14 53:14 62:1 metropolitan 32:6 michael 1:17 microphone 9:8 39:3 middle 68:20 mile 41:21,23 42:8 51:6 million 43:1,2,14 62:1 mind 12:19 miniscule 15:13 minutes 22:19 51:24 56:18 missouri 26:8 mistaken 53:23 mitigate 14:10 modern 34:16 54:15 module 42:25 modules 30:6,7 39:25 42:24 moment 72:12 monday 46:21 money 42:17 59:25 montour 33:2 38:1,4 38:6,19,22 morning 40:12,13 47:4 60:11 motion 30:23 31:3,4 67:23,25 70:4,6,10 72:2,6,10 73:7,9,11 73:12 mou 69:11 move 42:16 movement 28:9,9 39:5 69:2,4 moving 13:1 mua 65:7 multilevel 28:8 municipalities 55:6</p>
	<p>m</p>		
	<p>m 1:16 11:21 21:11 25:23 32:11 38:15 38:15,20 74:4,13 madam 2:24 3:1,13 3:20 13:23 20:7,10 21:1 22:12 25:11 31:20 37:12,18 48:21 53:12 55:2 56:1,17 63:14 69:8 70:9 72:2,8,14,15 magnitude 52:21 69:22 mail 10:16,16 17:14 18:4 main 9:2 17:15 65:13,14 maintenance 63:19 63:20 67:6 majority 41:1 manage 39:5 management 55:3 manager 1:17 33:4 38:25 39:4 61:6,6</p>		

<p>n</p> <p>n 1:13 33:11 38:15 38:20</p> <p>name 3:21,25 5:5,5 38:18,18 68:8</p> <p>names 4:24</p> <p>narrow 31:12 42:25</p> <p>national 10:18</p> <p>nationally 72:21</p> <p>native 12:4</p> <p>near 65:9</p> <p>nearby 48:9</p> <p>necessary 58:9 59:6 64:1,12</p> <p>need 50:3 56:16 57:14 63:8 68:19,19 69:6 71:15 73:9,10</p> <p>needed 71:23</p> <p>neighbor 10:14,15 17:23</p> <p>neighborhood 10:14 11:5 29:15</p> <p>neighbors 9:21</p> <p>network 23:16 39:7</p> <p>never 18:9</p> <p>new 1:7 3:16 4:4 5:20 8:2,4,7,21,25 16:21,24,25 17:5 21:13,13,16 22:25 26:5,10 33:15 35:17 35:23 39:14,15 41:16 42:9 44:17,24 49:9 52:15 57:18 59:4,4 60:24 69:13 71:9 74:5</p> <p>ng 2:18</p> <p>night 39:22 46:15 46:16 47:5 51:4,8 52:2,3,3,4</p> <p>nj357895 1:25</p> <p>noise 9:9</p> <p>nonunion 44:8</p> <p>norfolk 41:12,17</p>	<p>north 7:20 10:1,17 11:25 14:7,8 15:1 15:18 41:17 51:2 55:19 66:17,22</p> <p>northeast 14:23</p> <p>northwest 15:19</p> <p>notable 35:17</p> <p>notary 74:5</p> <p>note 9:12</p> <p>noted 66:2 73:17</p> <p>notes 74:7</p> <p>notice 3:7 22:19</p> <p>noticed 3:6</p> <p>notify 69:21</p> <p>nrs 66:21</p> <p>number 21:7 28:4 38:9 54:17 70:17,17</p> <p>numbers 30:1 33:3 36:16 43:7 61:23</p> <hr/> <p>o</p> <p>o 1:9,13 5:8,12,13 33:11 38:15,15,20 38:20</p> <p>o'dea 1:11 2:20,21 13:23,25 14:12 15:5 15:9,22 16:3,11,17 16:23 17:2,10,18,25 18:6,9,14,21 19:1 19:10,17,22 20:1,23 29:20,21 30:11,22 31:3,7 32:22 33:7 36:6,20 37:18 38:3 41:7,20,24 42:5,19 43:8,11,21 44:6,10 45:9,24 46:5,10,18 47:6,17,21,24 48:10 48:13 49:18 51:18 52:2,17 53:6,19 56:1 60:9,13,17 61:3,14 62:5,10,13 68:1,6 69:8 71:1,2 72:6,9 73:8,12</p> <p>o'donnell 72:20 73:4</p>	<p>obviously 17:12 37:22 45:25 56:19 61:5</p> <p>occasions 26:13,18</p> <p>occupation 5:17</p> <p>ocean 40:24</p> <p>october 1:5 2:3 72:24</p> <p>offer 6:11 27:2 34:7</p> <p>office 4:18 7:24,25 17:12 26:7 28:15,18 28:19 29:9,12 39:18 39:19 51:3,17 52:24 52:24 55:22 57:3 58:21 67:7</p> <p>officer 1:16</p> <p>oh 66:9,18</p> <p>okay 13:19 16:17 18:6 24:22 26:15,20 63:11 65:18 66:18</p> <p>old 13:13 34:24 49:25 72:15</p> <p>olives 40:25</p> <p>onboard 33:4 61:7</p> <p>once 16:17</p> <p>ones 39:24 41:22</p> <p>onsite 40:10</p> <p>open 3:5,7</p> <p>opened 60:20,21 61:2</p> <p>opening 24:12</p> <p>operate 12:14 32:6</p> <p>operated 37:13</p> <p>operates 35:24</p> <p>operation 21:21 32:14 47:2</p> <p>operational 35:12</p> <p>operations 35:13 45:6</p> <p>operators 37:14 40:4,7</p> <p>oppermann 74:4,13</p> <p>opportunity 41:13 55:17 72:19</p>	<p>opposed 27:25 71:6</p> <p>optimistic 45:7</p> <p>option 50:22 52:16</p> <p>options 61:12,21 67:20,20</p> <p>orchestrate 62:5</p> <p>order 2:2 3:14</p> <p>organization 61:12</p> <p>orient 10:4</p> <p>oriented 37:11</p> <p>origin 36:25</p> <p>outbound 40:20</p> <p>outfalls 66:14</p> <p>outline 34:13</p> <p>outlined 10:13</p> <p>outlining 69:11</p> <p>output 31:5</p> <p>outside 43:14 66:14</p> <p>overall 33:3,5 35:9</p> <p>overhead 9:9 64:11</p> <p>oversee 33:24</p> <p>owned 10:17</p> <p>owner 37:14 40:4,7</p> <p>owns 49:12</p> <hr/> <p>p</p> <p>p 1:13 7:2,11,14,15 10:7,7,8,12 11:11 11:12,13,13 12:6 20:16 27:11</p> <p>p.m. 1:8 73:17</p> <p>pack 49:2</p> <p>package 27:23 54:12</p> <p>packages 7:17</p> <p>packed 49:2</p> <p>packing 49:11</p> <p>page 7:20</p> <p>paint 28:24</p> <p>palletized 28:7</p> <p>panel 28:12</p> <p>panels 28:13,23</p> <p>parallel 65:3,9</p> <p>park 40:18</p>
--	---	--	---

<p>parking 8:13,14,18 15:23 17:9 54:10,15</p> <p>part 14:24 22:15 31:15 39:25 42:17 48:7 66:15 70:18</p> <p>party 40:22</p> <p>pass 22:20</p> <p>passenger 35:7</p> <p>passes 72:3</p> <p>passing 58:2</p> <p>patrick 68:8</p> <p>pause 21:8</p> <p>paved 12:8</p> <p>pavonia 1:6</p> <p>pedestrian 9:21,22 11:9 22:20 23:16,23 24:6,14,15 57:17,21 58:10 66:3</p> <p>pedestrians 11:19 29:2 54:22,24,25 56:14 57:18</p> <p>penhorn 20:15,18 63:17,20 65:22 66:2 66:5,15,16 67:11,15</p> <p>penn 56:8,9</p> <p>people 13:12 21:17 22:10 44:7 50:4,23 51:6,8,12,14,19 52:6,10,22 53:3,9 53:25 56:18,20 57:10,19,21,23 63:2 68:20 71:13,15</p> <p>percent 30:2,5 36:11 40:24 41:5,19 49:5 68:24</p> <p>percentage 41:11 51:2</p> <p>perfectly 33:4</p> <p>perimeter 43:16</p> <p>permit 25:18</p> <p>permits 14:17</p> <p>permitting 25:8</p> <p>person 13:14,15 18:22 19:15 21:25</p>	<p>personal 69:25</p> <p>perspective 12:18 19:14</p> <p>phonetic 49:14</p> <p>pick 28:8 30:6,7 31:14 39:24,25 42:2 42:12</p> <p>picked 13:14</p> <p>picking 30:8 42:23 42:24,24 45:20 46:16 47:4</p> <p>pieces 29:3</p> <p>piers 40:23</p> <p>pipe 65:11,12</p> <p>pipes 64:22 65:16</p> <p>pitched 19:13</p> <p>pitches 19:14</p> <p>pla 69:10,11 71:19</p> <p>place 69:23</p> <p>places 45:2</p> <p>plan 4:3 6:24 7:2,7,8 7:9,16 8:3 10:25 33:9 53:13 63:19 65:1 67:6</p> <p>planned 4:4,16 28:19</p> <p>planning 1:1,3,15 2:3 4:3 33:17 34:4 39:7 72:21</p> <p>plans 26:20,21 61:25</p> <p>plant 40:18 50:14 53:10 54:5 70:20</p> <p>platforms 28:8</p> <p>please 2:6 3:3 5:4,16 7:6 9:7 19:6 25:22 38:17 39:2</p> <p>plus 30:7 57:1,4</p> <p>point 19:25 30:13 37:4 43:15 44:23 45:22</p> <p>political 69:3</p> <p>port 36:22,23</p> <p>portion 12:22,23 14:22 40:22</p>	<p>portions 12:7</p> <p>posed 39:10</p> <p>position 38:24</p> <p>positions 21:20,21</p> <p>possible 51:7 57:12 60:22</p> <p>post 17:12 52:24,24 55:22</p> <p>posting 3:7</p> <p>potential 4:20</p> <p>potentially 49:19 71:6</p> <p>power 14:24</p> <p>pp 1:15</p> <p>practical 71:14</p> <p>precast 28:23</p> <p>preferred 18:19</p> <p>prepared 26:20,21</p> <p>present 2:13 9:13</p> <p>presentation 72:23 73:4</p> <p>presently 10:17 62:18</p> <p>president 68:9,18</p> <p>presume 25:6</p> <p>pretty 9:1 41:6 43:15 45:25 61:14</p> <p>previous 8:5 11:24 22:13</p> <p>previously 4:7 5:13 6:25 7:9 11:23 25:23 26:1,11 48:10 59:9</p> <p>priced 61:16</p> <p>primarily 18:13 32:8</p> <p>primary 8:7</p> <p>prior 6:20 59:14 61:5 69:12</p> <p>private 59:17</p> <p>pro 1:10</p> <p>probable 19:24</p> <p>probably 16:5,7 23:2,11 26:14 27:8 33:2,19 36:25 52:2</p>	<p>52:3 54:6 57:5 68:23</p> <p>problem 52:7 73:6</p> <p>proceedings 1:4 74:8</p> <p>process 30:18</p> <p>produce 13:8</p> <p>produced 49:6</p> <p>product 28:9 30:8 36:23 39:6,24 40:20</p> <p>production 50:9</p> <p>products 28:5 30:19 41:2 48:25</p> <p>professional 4:25 5:1</p> <p>professionals 70:7</p> <p>program 1:17 40:11</p> <p>project 6:8,17 27:7 28:2 30:16 31:11 34:1,14 35:21,25 41:25 42:9,18 44:1 44:5 60:19,23 61:6 61:11,16,19 68:11 68:11,13,15 69:16 69:22,24 71:3,4 72:5</p> <p>projection 28:16</p> <p>projects 48:2 49:19</p> <p>prompted 38:1</p> <p>proper 18:22</p> <p>properly 3:6</p> <p>property 58:2,3 63:18 66:6,8,11,14 66:17,21 67:3,16</p> <p>proposal 64:10</p> <p>proposed 7:21 8:4 11:23 33:6 35:5</p> <p>proposing 8:15 11:4 11:15 16:1 28:22 64:5</p> <p>prospect 50:11</p> <p>proud 29:15 44:25</p> <p>provide 9:16 55:9</p> <p>provided 9:15</p>
--	---	---	--

<p>proximity 11:2 public 3:5,7,14 59:7 68:1,2,4,6 74:5 puerto 49:7 pull 52:20,20 72:11 pump 9:2,3 20:18 67:11 pumped 65:15 punch 24:9 purchasing 39:20 pure 41:5 purpose 57:9 put 19:18 22:14 23:20,23 24:9,13 48:4 58:9,10 59:6 59:14 61:19 64:7 71:15 72:25 putting 30:9 57:17</p>	<p>racked 28:6 racking 12:25 rail 24:10,13 41:3,4 41:5,8,14,18 54:20 58:10 64:6,7,16 rainwater 20:11 raise 38:13 raised 38:8 ramp 10:23 ratables 70:17 rates 36:14 ready 64:13 realistic 71:17 really 13:10 14:2 17:20 23:20 29:1 48:6,19 64:4 65:23 66:5 72:20 rear 8:11,17 63:18 recall 38:8 53:14,22 receive 40:20,21 received 7:4,12 10:10 27:12 receiving 31:22 40:20,21 49:25 recognized 25:9 72:21 recommend 23:14 23:21,24 55:14 56:24 recommendation 24:8 57:16 recommending 58:21 record 3:24 4:24 5:5 9:12 27:14 38:18 63:9 recreational 56:19 redevelopment 47:19 reduce 29:1 refer 7:11 11:11 20:15 53:2 referenced 62:14 reflect 27:14</p>	<p>reflected 31:1 refrigerated 12:23 12:24 20:4 28:6 29:23 30:3,23 regarding 63:15 64:15,24 regards 22:9 regular 13:9 regularly 72:24 regulations 15:17 relate 17:11 related 30:20 61:22 62:14 64:4 69:15 relates 37:10 relationship 16:18 16:19 18:1 relatively 34:18,22 35:23 51:20 relocate 46:2,4 71:6 relocating 21:14 45:13 rely 71:18 remainder 30:4 remaining 57:4 remark 45:10 remember 40:2 remove 66:25 rendered 7:7,16 rendering 7:14 27:11 28:13 29:11 renee 1:10 renewal 44:14 repeat 19:6 replace 15:10 replaced 15:16 replacement 15:13 15:18 report 67:7 reporter 74:5 reports 33:24 34:25 35:1 representation 27:24 29:16 71:18 representative 20:5 21:23 23:3 36:15</p>	<p>37:2,16,19 60:18 represented 28:14 29:11 representing 16:12 represents 69:20 republic 49:7 request 63:16 require 15:14 31:13 requirement 15:12 63:17 requires 12:3 reserve 16:13 20:2 residential 49:19 residents 55:12 residual 28:18 resolved 11:21 respect 34:1 35:4 36:4 54:16 responsibility 59:1 59:5 responsible 39:1,6 rest 43:4,5 restaurant 52:14 result 34:21 retail 10:18 retains 71:4 retention 71:5 retired 68:18 return 40:15 reveals 28:24 reverse 55:8 review 7:17 53:13 62:4 63:13 64:12 72:19 reviewed 11:21 35:3 reviewing 39:21 revisit 25:20 richard 4:25 5:11 54:7 rico 49:7 right 5:6,23 6:7 11:16 16:9 17:2,2 21:4 22:21 31:23 32:17 38:14 41:12 41:15 42:12 48:13</p>
q			
<p>qualified 5:23 6:4 26:10 33:21 qualify 47:22 quarter 15:6,8 65:15 question 15:23 16:14 20:5,10 21:24 22:4 32:23 37:3 40:2 50:24 53:2 54:4 57:25 59:17 questions 11:22 16:16 20:7 22:3 29:18 31:19 32:10 32:19 36:3 37:20,21 37:23,24 38:1,8 39:9 60:16 quiet 44:15 quite 17:16 42:7 69:17,20 quorum 3:1</p>			
r			
<p>r 1:9,13 5:8,12,12,13 5:13,13,13 25:23 33:11 38:15,20 74:1</p>			

<p>48:25 52:15,23 60:3 62:12 64:8,20 65:10 67:4,9 72:10 73:8 rise 3:3,12 road 3:16 4:5 6:22 8:2,5 9:1,15,25 10:1 11:11,14 12:10 16:18,19,21,24 17:1 17:6,6,11,13,22 24:11 25:4 29:4 35:8,18,18,23 50:18 54:17,17,18,20,21 54:25 58:5,7 64:19 robert's 72:11 rock 12:17 14:17 rockefeller 6:21 12:15 22:14 role 69:17,18 roll 2:5 romano 1:12 2:22 9:12 22:4,7,8 72:18 roof 19:11,16,18 roofs 30:19 room 8:14 roughly 43:12 round 73:16 rows 17:9 rule 15:11 42:8 rules 72:11 run 14:25 21:21 46:13,15 52:14 65:3 running 16:22 52:6 runoff 20:10,11 runs 51:23 54:1,21</p>	<p>sarcastic 45:10 saturday 46:19,20 save 4:23 42:17 saw 22:20 saying 40:17 53:3 scale 23:4 scenario 57:16 schedule 47:12 63:19 scheduled 3:14 72:24 scheduling 67:6 seam 43:20 seaview 11:1 35:22 secaucus 39:13 45:15 47:10 50:6,11 50:25 51:1,5,23 55:10 56:3,9 59:15 second 38:5 47:2 70:8 73:14 seconded 70:12 secretary 2:5 secured 65:7 see 6:24 7:18 8:3 10:22 11:4,6,7 12:5 14:3,3,6 17:15,21 28:13,20 29:5,11 36:18 40:6 41:13 48:25 49:9 50:1,15 52:16 60:1 63:19 67:6 seeing 21:6 seeking 30:14 seen 45:6 52:1 sell 40:25 sells 49:4,5,6 send 67:7 sense 10:4 71:11 sensitive 30:23 31:13 sensors 31:3,5 separate 54:21 separated 35:20 54:23,24</p>	<p>separation 35:17 series 37:20 serious 56:15,15 serve 55:9 service 8:25 9:5,14 55:9,21 services 5:19 55:18 set 17:12,22 setback 17:11 seven 47:1,1,4,14 sewage 9:3 sewer 8:25 9:4 20:13 sewerage 9:2 shift 32:14 46:21,21 46:25 47:2 51:4,9 52:4 shifts 21:22 32:14 46:12,13,24 47:13 52:20 ship 40:21 shipping 30:10 31:23 shop 45:4 shopping 48:25 shoulder 18:18 50:20,21 show 6:19 16:18 64:6,9 65:1 showing 10:4 shows 7:8 10:12 shuttle 41:15 53:15 53:15,21,25 55:20 59:17 60:1 shuttling 51:19 side 8:9 9:25 10:1 11:10 24:11 54:18 58:5,7 64:21 71:13 71:14 sidewalk 9:24,25 11:10,16,18 23:10 23:17,20 50:23 54:19,19,20 58:8 59:15 66:3 sidewalks 22:14</p>	<p>signage 64:11 signal 18:1,3 35:22 significant 34:23 35:11 71:8 significantly 35:25 similar 10:5 11:22 25:4,5 28:16,19 43:4 similarly 35:22 single 13:13 sir 26:17,23 site 4:3,8 6:22,22,23 7:8,9,16,18,19,19 8:3,14 9:14,16 10:12,17 11:8,19 12:4,5,7,10,20 14:3 14:3,4,7,9,14,21,22 14:24,25 15:3,24 22:15,18,21,23 23:18 24:3,3 25:3 25:13,17 33:9 37:6 39:10,12 41:8,21,23 43:5 52:16 53:13 54:9 58:8 62:7,18 62:24 65:13 six 32:3,4,5 46:13 47:3,14 sixty 32:3,4,5 slightly 12:13 14:9 17:22 47:9 slot 47:15 small 10:20 14:10 15:16,20 17:18 smaller 17:17 47:11 snakes 66:19 solar 19:18 somebody 16:12 42:24 51:9,13 61:10 somewhat 47:10 65:15 soon 60:22 sorry 3:18 10:9 11:13 14:23 16:11 24:23 25:14 38:12</p>
<p>s</p>			
<p>s 1:13,13 5:8 25:23 33:11 safe 57:11,22 58:6 safely 11:19 safety 53:9 salary 51:9 sales 39:20 salute 3:12</p>			

sort 53:16 sounds 21:4,5 source 48:5 49:22 sources 41:2 south 8:12 9:25 10:15 11:10,14 54:18 58:4 southeast 28:17 southern 24:11 58:7 southern's 41:12,18 southwest 8:1 28:15 28:20 sp 3:15 70:11 space 4:17,18 8:18 29:8,13,22 spaces 8:14,16,18 15:23 16:1 speak 9:7 39:3 59:20 speaker 61:5 speaking 34:22 35:24 36:15 speaks 38:1 special 2:2 specific 12:18,25 16:15 36:2,25 specifically 12:20,21 29:17 specifications 70:6 speedy 61:1 spell 5:5 38:18 spoke 63:12 spring 60:22 61:4 square 4:4,10,17,18 6:24 7:22,22,23,24 29:9,22,24 30:1 43:9 55:12 st 26:8 staggered 47:8 standard 36:14,17 standards 54:15 star 3:9 start 3:25 5:16 46:12,16 47:3 61:4	starting 5:6 starts 46:25 47:3 state 5:4,20 26:5,10 33:15,20 38:17 71:7 71:23 74:5,6 statement 68:5,18 station 20:18 51:20 56:3,8,9 58:1 67:11 statutorily 47:25 staying 50:12 steel 49:14 stenographic 74:7 step 38:5 stephen 1:15 steps 23:15 steve 56:12 stole 34:15 stop 52:19,23,24 55:23 storage 28:7,7 30:4 30:4,6 31:9 store 13:11 stormwater 11:20 11:22 12:2 20:14 strategic 39:7 street 23:18 41:13 41:15 61:19 strictly 31:22 stripe 25:5 striping 64:10 stroll 56:19,23 stronger 23:16 strongly 69:9 structure 26:22 studies 35:3 study 34:3 72:17,22 stuff 41:3 43:1 49:2 52:8 61:22 68:12 style 34:24 subject 62:9,10 submit 34:3 35:9 36:17 64:13 submittal 27:23 submitted 7:17 33:25 35:1	subsidies 69:14 successfully 44:24 sufficient 23:10 suggest 69:9 suggested 27:16 sunday 46:15,16 supervision 26:25 supervisory 6:8 supplemental 27:22 supply 38:25 39:4 support 69:21 70:18 supportive 68:15 supposed 62:8 suppression 9:17 sure 10:6 12:17 13:5 14:2 16:21 18:12 19:3 21:22 38:6 53:2 59:22,23 60:3 60:4 65:5 surface 11:24 67:12 surrounds 54:8 susan 72:20 73:3 sustainable 30:15 30:21 swale 14:10,20 17:7 17:8 67:16 swales 12:3 swear 4:20 38:11,13 sword 71:16 sworn 4:22 5:3,14 25:24 26:2 33:11 38:15 sylvan 49:14 system 9:3 44:18,24 systems 10:18 12:25	taken 30:9 takes 23:12 54:8 talk 62:13 67:19 talked 40:21 62:11 talking 11:9 14:22 52:11 tall 19:4,8 28:12,14 tank 9:16 taub 72:21 tax 44:2 47:22 48:17 68:14 69:14 team 60:23 61:24 tech 71:12 techniques 12:2 tell 48:7 telling 61:15,15 tempore 1:10 tenure 44:20 term 47:22 terminal 10:20 11:15 41:12,18 terminals 41:4,16 42:12 terms 8:24 11:20 13:2 35:12 37:8 57:15 58:20,21 testified 6:2 26:9,15 33:17 testifies 5:14 25:24 33:12 38:16 testimony 5:25 25:2 thank 3:2,10 6:14 13:21,22 27:4,19 32:20 34:11 68:16 68:23 69:7 72:4 73:12 theme 61:1 thing 6:3 35:15 45:21 64:4 66:4 things 30:18,20,24 31:13 40:25 43:17 43:19,20 44:3 45:6 54:10 62:2,11 think 11:8 12:9 15:8 18:24 20:21 23:10
		t	
		t 1:13,16 11:21 21:11 31:5 32:11 38:15,15,15,20 74:1 74:1 table 19:13 take 23:15 51:5 52:10 61:18	

<p>23:13 24:8 25:3,12 25:16,21 29:14 32:23 35:16 36:3 38:7 39:25 50:6,22 50:24 52:15 56:16 56:16 57:9 58:8,21 59:5 60:21 61:22 62:24 63:10 64:1 65:4 66:5 67:18 71:3,3,16 third 40:22 thought 62:25 thousand 24:3 thousands 11:7 three 4:20 7:25 27:24 29:10,12 30:6 30:7 40:12 47:2,4 47:13 51:14 thrilled 59:3 thrown 61:23 thunder 34:16 thursday 46:16,17 time 4:9,23 6:2 16:10 22:22 23:13 25:7 30:13 33:6 46:24 47:14 57:20 62:23 71:8,15 73:5 73:17 times 16:10 tma 55:3,16,18 59:13,21 67:19 today 15:3 16:2 31:17 told 16:9 tonnelle 9:4 18:8 top 65:5 total 7:22 20:24 totally 19:10 tough 68:25 towers 62:2 towing 60:14 tractor 40:10 tractors 40:10 trade 68:24</p>	<p>trades 68:10,12,22 traditional 34:20,24 traffic 4:14 8:8 13:2 13:7 17:25 18:1,3 18:22,24 24:15 32:21 33:24 34:3,8 34:14,23 35:10,12 35:22,24 36:4 47:7 54:22,22,25 56:15 trafficked 56:13 trailer 8:18 trailers 42:2 train 51:19 56:3,7,8 56:8 58:1 transcript 1:3 74:7 transit 23:13 55:9 55:21 67:20 transportation 13:6 36:9 55:3 treat 29:4 64:17 treatment 29:6 treatments 64:6 trickier 47:25 tridente 1:15 22:17 37:12 58:15 trigger 37:23 trip 36:14 trips 13:16 36:7,10 truck 4:14 8:8 10:20 11:15 13:2 18:21 36:6,19 40:6 41:5,5 41:10 47:7 56:15 truckers 40:3 trucking 42:13 trucks 8:8 11:7 13:16 18:10,12 21:14 35:6 36:12,12 36:16,21,22 37:5,13 39:24 40:6,8,13,22 42:11,16 47:9,14 true 74:6 try 9:7 48:4 56:12 trying 52:18 55:8 turnpike 8:7 10:24 12:11 37:7,11</p>	<p>tv 50:1 two 4:7,9 6:21,24 7:8 8:4 11:25 17:9 21:22 22:20,20 27:25 30:7 36:10 38:7 39:13 42:6 46:13 48:19 64:18 65:1,2 70:17 type 10:20 types 36:18 typically 47:3 typify 13:10</p> <p style="text-align: center;">u</p> <p>u 5:10,12,13 25:23 38:15,20 uez 47:20 48:8,11 undergone 35:15 understand 22:24 23:19 72:17 understanding 66:24 69:23 union 43:22,22 44:8 44:9,10,13 45:4,11 68:18,19 69:3,6,24 70:16 71:20 unique 44:21 unprecedented 69:5 unusual 9:20 upgrade 15:10 upland 12:6,6 use 8:19 10:19 11:8 12:19,24 18:13 41:14,16 42:11,16 42:23 43:17 48:19 54:1 59:23 user 12:19 uses 13:7 usgbc 30:17 usually 47:4 utilities 8:24 utilize 55:17,20</p>	<p style="text-align: center;">v</p> <p>vacant 6:23 49:18 62:19,21,22 value 28:18 62:3 variance 8:20 variety 28:5 29:6 various 33:25 vegetated 12:3 vehicles 60:10 version 7:16 versus 45:14 vice 1:10 visited 22:18 visiting 50:14 vna 31:13 voice 60:6,11 volume 9:17 volumes 36:19 vote 70:14 71:2,24 72:1</p> <p style="text-align: center;">w</p> <p>w 5:12,13 38:15 wage 23:4,5,5 57:5 wait 21:25 52:9 walk 24:5 51:6,7 52:5,6,7 56:12 57:11,20,21,25 walked 24:3 58:5 walking 53:3,9 56:3 56:13,21,25 57:7 58:1 want 27:8 38:4 50:22 56:2 57:7,10 57:22 59:24 wanted 49:21 63:16 wants 63:18 warehouse 4:17 7:23 10:19,20 12:18 13:3,9,9,10,13,17 23:2,7,8 28:3,3 29:8 29:22 31:1 34:17,20 34:24 36:18 39:6,17 39:22 44:17,19,20 45:18 51:3,4,10,10</p>
--	--	--	---

<p>51:12 55:10 59:4 warehouses 47:11 50:8 warehousing 44:22 warrant 55:21 warrants 55:23 water 8:24 9:5,14,15 9:16,17 19:13 64:18 64:24 way 11:16 12:14 18:16 36:10 56:20 58:6 ways 42:17 we've 11:20 weather 52:8 wednesday 2:3 week 8:23 46:13,14 60:10 70:19 weeks 22:18 went 58:6 west 8:18 10:1,20,25 12:1 14:23 16:22 17:21 23:10 25:3,5 66:17 western 8:1,6,9 10:2 11:18 14:5 18:4,13 18:20 22:14 24:6 wetland 14:8 15:11 wetlands 7:19 14:1 14:1,13,13,16,20,21 15:2 25:12,17 62:25 white 30:19 wholly 44:25 william 1:11 wind 56:7 windows 29:6 wisdom 42:3 wishes 72:25 withdraw 72:10 witness 7:3,7 9:10 9:14 10:6,9,12 11:13 14:2,15 15:7 15:15,25 16:5,21,25 17:3,14,20 18:3,7 18:12,15,24 19:3,7</p>	<p>19:12,20 20:14,19 21:4,6,16 24:20,25 26:10 27:8,21 29:25 30:13,25 31:4,10,24 32:2,4,16 33:1,10 33:22 36:8,24 37:8 37:15 38:19 40:19 41:9,22 42:1,11,21 43:10,13,23 44:9,12 45:16 46:3,6,9,15 46:20,25 47:8 49:4 49:12,22 50:5,17,21 51:22 52:5,23 53:5 53:7,17,24 60:21 61:8,20 witnesses 4:20,21 wong 72:21 work 13:12 32:14 38:22 44:7 50:4 51:15,16 52:12,16 55:16 56:22 57:6,11 59:18 64:25 65:8 68:24 71:15 worked 42:5 56:21 worker 23:8 44:20 workers 23:7 39:23 44:19 45:18 51:3,4 51:12 57:2 working 23:1,11 51:13 52:22 55:5 works 51:14,16 53:25 wow 48:13</p>	<p>year 44:14 61:2 62:8 69:19 yearly 63:19 67:6 years 44:21 49:15 60:25 yellow 10:13 york 39:15 49:9</p> <hr/> <p style="text-align: center;">z</p> <hr/> <p>zone 6:23 zoning 1:15 54:14</p>
	<p>x</p>	
	<p>xi01435 74:13 xwalk 58:24</p>	
	<p>y</p>	
	<p>yard 10:15 41:11 yards 52:15 yeah 16:11 19:25 22:1 37:8 43:25 44:9 45:16 49:20 50:5 53:7 59:3 60:17</p>	