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COUNTY OF HUDSON
PLANNING BOARD

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

6:30 p.m.
Wednesday, May 18, 2011
567 Pavonia Avenue
Jersey City, New Jersey

B E F O R E:

- DANIEL CHOFFO, CHAIRMAN
- MARY AVAGLIANO, COMMISSIONER
- RENEE BETTINGER, COMMISSIONER
- JUDE FITZGIBBONS, COMMISSIONER
- JOSEPH GLEBOCKI, COMMISSIONER
- KENNEDY NG, COMMISSIONER
- WILLIAM O'DEA, COMMISSIONER

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

- JOHN J. CURLEY, ESQ.
Board Attorney
- MARIO TRIDENTE,
Building Inspector
Zoning Officer
- DANIELA CIAMMARUCONI,
Planning Aide
- MEGAN MASSEY, AICP
Principal Planner

Job No. NJ308682

1 CHAIRMAN CHOFFO: Good evening. I
2 would like to call to order the meeting of the
3 Hudson County Planning Board for Wednesday, May
4 18, 2011.

5 Mr. Curley, has this meeting been
6 properly advertised?

7 MR. CURLEY: Properly advertised in
8 accordance with the Open Public Meetings Act.
9 Notice of meeting of this meeting has been posted
10 with the Freeholders and the notice was sent to
11 the Jersey Journal.

12 CHAIRMAN CHOFFO: Daniela, can I
13 have a roll call, please.

14 MS. CIAMMARUCONI: Commissioner
15 Arencibia? Not present.

16 Commissioner Avagliano?

17 COMMISSIONER AVAGLIANO: Here.

18 MS. CIAMMARUCONI: Commissioner
19 Bettinger?

20 COMMISSIONER BETTINGER: Here.

21 MS. CIAMMARUCONI: Commissioner
22 DiDomenico? Not present.

23 Commissioner Fitzgibbons?

24 COMMISSIONER FITZGIBBONS: Present.

25 MS. CIAMMARUCONI: Commissioner

1 Glembocki?

2 COMMISSIONER GLEMBOCKI: Here.

3 CHAIRMAN CHOFFO: Commissioner
4 Holloway is not present.

5 Commissioner Mehta is not present.

6 Commissioner Ng?

7 COMMISSIONER NG: Here.

8 MS. CIAMMARUCONI: Commissioner
9 O'Dea?

10 COMMISSIONER O'DEA: Here.

11 MS. CIAMMARUCONI: Commissioner
12 Romano is not present.

13 And Chairman Choffo.

14 CHAIRMAN CHOFFO: Present.

15 Please stand to Salute the Flag.

16 (All rise to salute the Flag.)

17 CHAIRMAN CHOFFO: Did all the
18 members get the chance to read the minutes from
19 April 20?

20 COMMISSIONER FITZGIBBONS: I make a
21 motion to approve the minutes as read.

22 COMMISSIONER AVAGLIANO: Second.

23 MS. CIAMMARUCONI: On a motion to
24 approve the meeting minutes from the April 20th,
25 2011 meeting, introduced by Commissioner

1 Fitzgibbons seconded by Commissioner Avagliano,
2 Commissioner Avagliano?

3 COMMISSIONER AVAGLIANO: Aye.

4 MS. CIAMMARUCONI: Commissioner
5 Bettinger?

6 COMMISSIONER BETTINGER: Aye.

7 MS. CIAMMARUCONI: Commissioner
8 Fitzgibbons?

9 COMMISSIONER FITZGIBBONS: Aye.

10 MS. CIAMMARUCONI: Commissioner
11 Glembocki?

12 COMMISSIONER GLEMBOCKI: Yes.

13 MS. CIAMMARUCONI: Commissioner Ng?

14 COMMISSIONER NG: Aye.

15 MS. CIAMMARUCONI: Commissioner
16 O'Dea?

17 COMMISSIONER O'DEA: Yes.

18 MS. CIAMMARUCONI: Chairman Choffo?

19 CHAIRMAN CHOFFO: I vote aye.

20 At this point from my understanding
21 we --

22 COMMISSIONER O'DEA: Commissioner?

23 CHAIRMAN CHOFFO: Yes.

24 COMMISSIONER O'DEA: All the
25 members who voted on the meeting minutes, were

1 they present?

2 CHAIRMAN CHOFFO: If they weren't
3 they have had the opportunity to read the
4 minutes. We are okay with that.

5 Part of the memorialization of the
6 resolutions approved at the last meeting, my
7 understanding application 2011-002-SD, Harmon
8 Meadow Plaza, located at Harmon Meadow, Block
9 227, Lot 5.03 in the Town of Secaucus, I would
10 like to ask for a motion to table that.

11 From what I understand everything
12 hasn't been finalized.

13 COMMISSIONER O'DEA: I make a
14 motion to carry it to the next meeting, Mr.
15 Chairman.

16 CHAIRMAN CHOFFO: Second?

17 COMMISSIONER FITZGIBBONS: Second.

18 MS. CIAMMARUCONI: On a motion to
19 carry application 2011-002-SD, Harmon Meadow
20 Plaza, Inc. located in Harmon Meadow, Block 227,
21 Lot 5.03 in the Town of Secaucus, Commissioner
22 Avagliano?

23 COMMISSIONER AVAGLIANO: Aye.

24 MS. CIAMMARUCONI: Commissioner
25 Bettinger?

1 COMMISSIONER BETTINGER: Aye.

2 MS. CIAMMARUCONI: Commissioner
3 Fitzgibbons?

4 COMMISSIONER FITZGIBBONS: Aye.

5 MS. CIAMMARUCONI: Commissioner
6 Glembocki?

7 COMMISSIONER GLEMBOCKI: Yes.

8 MS. CIAMMARUCONI: Commissioner
9 Ng?

10 COMMISSIONER NG: Aye.

11 MS. CIAMMARUCONI: Commissioner
12 O'Dea?

13 COMMISSIONER O'DEA: Yes.

14 MS. CIAMMARUCONI: Chairman Choffo?

15 CHAIRMAN CHOFFO: Aye.

16 MS. CIAMMARUCONI: The motion
17 passed.

18 Now we will do the memorialization
19 of the pending resolutions.

20 2011-019-SD, Park Tower Apartments,
21 Inc., located at 1034 Kennedy Boulevard, Block
22 87, Lot 5.02 in Bayonne, New Jersey.

23 Application 2011-021-SP, applicant
24 Kevin Tartaglione, location 1316-1330 Willow
25 Avenue, Block 116, Lot 1.2 in Hoboken.

1 CHAIRMAN CHOFFO: Do I have a
2 motion?

3 COMMISSIONER FITZGIBBONS: I will
4 make a motion.

5 COMMISSIONER AVAGLIANO: Second.

6 MS. CIAMMARUCONI: On a motion made
7 by Commissioner Fitzgibbons and seconded by
8 Commissioner Avagliano, Commissioner Avagliano?

9 COMMISSIONER AVAGLIANO: Aye.

10 MS. CIAMMARUCONI: Commissioner
11 Bettinger?

12 COMMISSIONER BETTINGER: Aye.

13 MS. CIAMMARUCONI: Commissioner
14 Fitzgibbons?

15 COMMISSIONER FITZGIBBONS: Aye.

16 MS. CIAMMARUCONI: Commissioner
17 Glembocki?

18 COMMISSIONER GLEMBOCKI: Yes.

19 MS. CIAMMARUCONI: Commissioner Ng?

20 COMMISSIONER NG: Aye.

21 MS. CIAMMARUCONI: Commissioner
22 O'Dea?

23 COMMISSIONER O'DEA: Yes.

24 MS. CIAMMARUCONI: Chairman Choffo?

25 CHAIRMAN CHOFFO: Aye.

1 MS. CIAMMARUCONI: The motion
2 passed.

3 CHAIRMAN CHOFFO: Site plans and
4 subdivisions and other matters scheduled for
5 public hearing.

6 MS. CIAMMARUCONI: The application
7 of this evening is Application No. 2011-037-SP,
8 applicant Christopher Pianese, located at
9 4223-4229 Bergen Turnpike, Block 113, Lots 8 and
10 9 in the Township of North Bergen.

11 CHAIRMAN CHOFFO: Good evening.

12 MR. QUINN: Good evening, Mr.
13 Chairman, members of the Board Council. My name
14 is Colin Quinn, I am an attorney for North Bergen
15 Township.

16 I have with me this evening Douglas
17 Hopper who is the engineer for this project and
18 Mr. Hopper will provide some testimony with
19 respect to the overview of the project.

20 Counsel, I don't know if it is
21 appropriate for you or the Chairman, but I would
22 like to have Mr. Hopper accepted as an expert to
23 provide testimony in this matter. He has
24 appeared before this Board two years ago on a
25 Stevens Institute Project and I can voir dire him

1 if you would like me to with respect to his
2 testimony in the other matter.

3 MR. CURLEY: I think he should be
4 sworn and asked the qualifications.

5 MR. QUINN: Very well, thank you,
6 Counsel.

7 (D O U G L A S H O P P E R, was
8 duly sworn.)

9 MR. QUINN: For the record, would
10 you please state your full name, your title, your
11 place of employment.

12 MR. HOPPER: Doug Hopper. I am an
13 associate with Remington and Vernick Engineers.
14 I have a Bachelor's in Civil Engineering.

15 MR. QUINN: Could you provide us
16 with your background in this area as well as your
17 experience.

18 MR. HOPPER: Eleven years
19 experience in New Jersey, Bachelor's degree from
20 Auburn, Masters Degree from the University of
21 Tennessee.

22 MR. QUINN: Have you appeared
23 before this Planning Board as an expert and
24 provided testimony in the past?

25 MR. HOPPER: Yes.

1 MR. QUINN: On how many separate
2 occasions did you do that?

3 MR. HOPPER: This Board, once.

4 MR. QUINN: With respect to other
5 boards in this county or other counties in the
6 State of New Jersey, have you previously provided
7 testimony in the area of engineering?

8 MR. HOPPER: Yes.

9 MR. QUINN: On how many approximate
10 occasions have you done that?

11 MR. HOPPER: Five to six.

12 MR. QUINN: Respectfully I submit
13 to this Board that Mr. Hopper be qualified as an
14 expert in the area of engineering.

15 CHAIRMAN CHOFFO: You may proceed.

16 MR. QUINN: Thank you, Mr.
17 Chairman.

18 Mr. Hopper, for the benefit of the
19 Board can you provide a general overview of the
20 project for the Board that is being presented to
21 the Board for its consideration.

22 MR. HOPPER: Okay. The project
23 itself is located at the intersection of Bergen
24 Turnpike and Liberty Avenue in North Bergen.

25 On the site now existing there is

1 an existing building that was formerly a TD Bank.
2 It has been vacant for I believe a couple years
3 now.

4 The scope of the project is to
5 renovate this two-story existing building which
6 is approximately 8,000 square feet and then add
7 an addition to the back, you see in the
8 background here, which would be a two-story
9 structure consisting of approximately 4,800
10 square feet.

11 This will be home to a new
12 courthouse and also the Parking Authority will
13 utilize this space as well.

14 The existing site is all impervious
15 now. As far as the proposed, we are looking to
16 keep the natural drainage patterns at the site
17 which is in a northwest and northeast direction.

18 The parking lot areas will drain
19 off the Bergen Turnpike and also to Liberty
20 Avenue.

21 Parking for the site, there is 34
22 proposed spaces which will include a small area
23 for the judge, an ADA accessible spot here, and
24 also an ADA accessible spot here.

25 The main entrance to the building

1 is here on the rear.

2 As far as the site design, we have
3 incorporated some landscaping into the site plan.
4 We added some green to the site which there is
5 none now, so we are adding approximately 2,000
6 square feet of grass and landscaped areas which
7 you see.

8 Site lighting, we will have two
9 fixtures, one on each side in the parking lot
10 area and also the building lighting for the
11 walkways and the front entrance as well as the
12 rear entrance.

13 Trash enclosure is on the southwest
14 corner of the lot which is here. Also there will
15 be a sally port for transport of individuals to
16 and from court.

17 This will be a cover space. The
18 vehicle will pull in, the sally port will close,
19 and the person will be moved into the processing
20 area of the building which is here. I think
21 that is it.

22 MR. QUINN: Just a few questions
23 for you, Mr. Hopper.

24 The uses that are presently being
25 considered currently are uses that are on site at

1 this time?

2 MR. HOPPER: Yes.

3 MR. QUINN: Will there be any
4 expansion of those uses to make them more
5 functioning and available to the public and court
6 personnel?

7 MR. HOPPER: No.

8 MR. QUINN: Are the parking
9 requirements for the land use ordinance satisfied
10 by this application?

11 MR. HOPPER: Yes.

12 MR. QUINN: Are there any other
13 variances or design waivers?

14 MR. HOPPER: No.

15 MR. QUINN: Has there been any
16 change in the ingress or egress from the property
17 from what is existing right now?

18 MR. HOPPER: No, the ingress and
19 egress shown in the proposed is identical to the
20 existing.

21 MR. QUINN: Any change in the
22 traffic pattern or the vehicle circulation plan
23 throughout the site?

24 MR. HOPPER: No.

25 MR. QUINN: You had indicated there

1 was 2,000 feet of green that has been added to
2 the site.

3 MR. HOPPER: Right.

4 MR. QUINN: Can you give any
5 further description of the types of shrubbery and
6 screening that will be provided in that area.

7 MR. HOPPER: The majority of it is
8 grass. Presently this is an existing alley back
9 in here so this impervious area will be removed.
10 This is where the new NEP equipment will be
11 housed here.

12 Up front we are going to dress up
13 the front along Bergen Turnpike with native
14 shrubbery and rhododendrons just to add color to
15 the site.

16 MR. QUINN: What drainage purposes
17 will be accomplished by adding the 2,000 feet of
18 green?

19 MR. HOPPER: Any rainfall from the
20 back of the building goes into the ground. There
21 are no storm water structures on site. All
22 storm water will sheet, go off site or be
23 maintained on site on these green areas.

24 MR. QUINN: Directing your
25 attention to the letter of May 16, 2011 from the

1 County of Hudson, Department of Parks and
2 Community Services, Division of Planning,
3 generated by the county's planner Megan Massey,
4 have you had an opportunity to review that
5 correspondence?

6 MR. HOPPER: Yes.

7 MR. QUINN: Are you familiar with
8 the requirements that are stated therein?

9 MR. HOPPER: Yes.

10 MR. QUINN: Other than the standard
11 requirements articulated in 1 through 17, with
12 the exception of 2, does the Township agree to
13 comply with all of those requirements?

14 MR. HOPPER: Yes.

15 MR. QUINN: Let's deal with the
16 first one with respect to the trench drain which
17 is specific to this particular site plan.

18 Is that a condition of approval
19 that the township finds to be amenable?

20 MR. HOPPER: Yes.

21 MR. QUINN: So with respect to the
22 majority of the conditions that are articulated
23 in this plan, articulated in this comment letter,
24 the municipality is agreeable to it and will
25 handle --

1 MR. HOPPER: Right.

2 MR. QUINN: With respect to Item
3 No. 11, the green infrastructure, would you
4 please comment with respect to that specific
5 request from this Board.

6 MR. HOPPER: Yes. As far as the
7 green infrastructure storm water BMPs of Hudson
8 County, we reviewed the list. This is a
9 difficult site. It is a redevelopment project,
10 so that is one of the criteria we are meeting and
11 we are also introducing native landscaping to the
12 site which is another requirement.

13 We looked into a possible green
14 roof which was not feasible for the town. Also
15 rain gardens, they were not feasible as well due
16 to the design of the plumbing as far as the roof
17 drainage of the building.

18 Everything exists below grade, so
19 it is -- we couldn't splash the grade and put a
20 rain barrel in. The way the plan is graded we
21 feel we are maintaining a fair amount of runoff
22 within this grass area and we will get some
23 percolation in those areas.

24 MR. QUINN: Do you feel what the
25 town has accomplished in putting the plan

1 together meets the plan and the tenet of the
2 requirement in that particular comment letter?

3 MR. HOPPER: Yes.

4 MR. QUINN: Mr. Chairman, if you
5 would like me to submit or mark exhibits or if
6 you prefer to go to questions from the Board.

7 CHAIRMAN CHOFFO: What was the
8 first exception? I didn't catch that one.

9 MR. QUINN: The first item was a
10 trench drain.

11 CHAIRMAN CHOFFO: What number?

12 MR. QUINN: Eight. The applicant
13 shall revise their site plan to include a trench
14 drain across the driveway and a reinforced
15 sidewalk over the driveway, and the township is
16 amenable to doing that and there is no issue
17 whatsoever. That is a request that is specific
18 to this particular project.

19 CHAIRMAN CHOFFO: And this has been
20 submitted to us, these plans?

21 MR. HOPPER: Yes.

22 CHAIRMAN CHOFFO: Any questions?

23 MR. GLEBOCKI: The County Engineer
24 has some comments.

25 As far as we would like to see, the

1 county, is a 9 inch by 18 inch curb detail added
2 to the plans. I didn't see that. And also the
3 county pavement section, we need a trench detail.

4 MR. HOPPER: Okay.

5 COMMISSIONER GLEMOCKI: Which is
6 in a 2 inch by 2 inch stabilized base.

7 MR. HOPPER: Okay.

8 COMMISSIONER GLEMOCKI: When you
9 apply for the road opening permit I have all the
10 details in that.

11 MR. HOPPER: Okay.

12 COMMISSIONER GLEMOCKI: The phone
13 number for the Engineer's Office, it is actually
14 201-369-4340.

15 MR. HOPPER: Again?

16 COMMISSIONER GLEMOCKI: 369-4340
17 and you want to ask for Lou D'Amica. And if any
18 trees are going to be put in the sidewalk area
19 they should have ADA grates and also with regard
20 to the pavement detail for the trench, the county
21 trench detail and repair detail, you will see
22 that in the road opening permit.

23 That is all Engineering has.

24 CHAIRMAN CHOFFO: Ms. Massey?

25 MS. MASSEY: Just Comment No. 7 in

1 the letter dated May 16.

2 Will the applicant provide a signed
3 and sealed survey of the property?

4 MR. QUINN: Yes.

5 MS. MASSEY: And Comment No. 9,
6 will you be planting three native deciduous shade
7 trees?

8 MR. HOPPER: Yes.

9 MR. QUINN: Yes.

10 MS. MASSEY: And complying with 30"
11 spacing and three and a half inch caliper?

12 MR. QUINN: We will do that.

13 CHAIRMAN CHOFFO: Any other
14 questions?

15 COMMISSIONER O'DEA: Mr. Chairman,
16 could you just explain why you can't do a green
17 roof.

18 MR. HOPPER: Unfortunately the
19 architect is not here. I don't have an answer
20 for you.

21 That was a decision the Town made
22 with the architect. Did Kurt mention anything
23 else?

24 MR. QUINN: Typically with respect
25 to the greening of the site, this is a public

1 project. The greening of the roof, there is a
2 cost expenditure involved with that which is
3 exponentially higher than what it is for the roof
4 that is being planned here.

5 We can provide any detail from the
6 architect relative to the type of roof that is
7 being provided, but we feel that the 2,000 square
8 foot of green that has been provided, the lateral
9 drain tie-ins going to the storm water rain and
10 sheet wall is sufficient for satisfying those
11 types of purposes.

12 COMMISSIONER O'DEA: So the answer
13 to the question is that it is a financial
14 hardship to provide a green roof as opposed to
15 you can't provide one. The statement was we
16 can't provide a green roof which to me indicated
17 there was some technical or physical reason that
18 would prohibit you from doing it as opposed to
19 what appears to be based on what you have
20 represented, that there is a financial hardship
21 to the city associated with the project.

22 MR. QUINN: There is a financial
23 hardship to doing it and it is expensive and this
24 is a public project.

25 We can certainly research the

1 public safety concerns. There is going to be a
2 high volume of folks coming in and out of this
3 building so there may be that aspect of it to
4 consider as well. As well as the maintenance
5 issue involved with the green roof.

6 COMMISSIONER FITZGIBBONS: What is
7 going to be the occupancy load?

8 MR. QUINN: That is determined by
9 the fire code official.

10 COMMISSIONER FITZGIBBONS: We have
11 two, structure and fire.

12 MR. QUINN: That number has yet to
13 be determined. It is based on the number of
14 seats that are going to be there and what is
15 approved by construction.

16 COMMISSIONER FITZGIBBONS: Will the
17 building be suppressed, sprinkled?

18 MR. QUINN: It will comply with
19 what the fire department requirements will be.
20 If it is required to be suppressed, it will be.
21 This is going to be -- it is public safety
22 parking, it is a parking authority and a court, a
23 municipal court. So whatever the ADA
24 requirements or the fire requirements are, all
25 the police and emergency services that are

1 required that will be necessary will be
2 completely complied with and monitored. Before
3 any CO is issued, that has to all be satisfied.

4 There is a law enforcement issue
5 here so that the safe courier of prisoners,
6 inmates has to be moved around and these types of
7 things need to be addressed, as well.

8 This is the conceptual process.
9 That will be met in full without any
10 restrictions.

11 CHAIRMAN CHOFFO: Thank you. Any
12 other questions?

13 COMMISSIONER BETTINGER: Mr.
14 Chairman, question.

15 CHAIRMAN CHOFFO: Yes.

16 COMMISSIONER BETTINGER: You
17 mention there are going to be 30 somewhat parking
18 spaces.

19 MR. HOPPER: Thirty-four.

20 COMMISSIONER BETTINGER: Are they
21 for municipal employees or --

22 MR. HOPPER: And visitors, as well.

23 COMMISSIONER BETTINGER: How many
24 employees? Sounds like it is going to be a large
25 building. How many employees?

1 MR. HOPPER: I am not sure of the
2 exact count. We maximized parking as much as we
3 could on site.

4 COMMISSIONER BETTINGER: And how
5 many handicapped spots are there?

6 MR. HOPPER: There are two. One
7 here in the front and also one back here by the
8 judge's parking in the back and both routes are
9 accessible to the back door and the front door.
10 It is a fairly flat site, if you are not familiar
11 with it.

12 CHAIRMAN CHOFFO: Any other
13 questions?

14 Can I have a motion.

15 COMMISSIONER FITZGIBBONS: I make a
16 motion to approve.

17 COMMISSIONER BETTINGER: I will
18 second the motion.

19 MS. CIAMMARUCONI: On a motion made
20 by Commissioner Fitzgibbons and seconded by
21 Commissioner Bettinger to approve application
22 2011-037-SP, Commissioner Avagliano?

23 COMMISSIONER AVAGLIANO: Aye.

24 MS. CIAMMARUCONI: Commissioner
25 Bettinger?

1 COMMISSIONER BETTINGER: Aye.

2 MS. CIAMMARUCONI: Commissioner
3 Fitzgibbons?

4 COMMISSIONER FITZGIBBONS: Aye.

5 MS. CIAMMARUCONI: Commissioner
6 Glembocki?

7 COMMISSIONER GLEMBOCKI: Yes.

8 MS. CIAMMARUCONI: Commissioner
9 Ng?

10 COMMISSIONER NG: Aye.

11 MS. CIAMMARUCONI: Commissioner
12 O'Dea?

13 COMMISSIONER O'DEA: Yes.

14 MS. CIAMMARUCONI: Chairman Choffo?

15 CHAIRMAN CHOFFO: I vote aye.

16 Thank you very much.

17 MS. CIAMMARUCONI: The motion
18 passed.

19 MR. QUINN: Thank you all. Have a
20 good evening.

21 Would you like us to mark anything
22 as exhibits?

23 MR. CURLEY: Have they been
24 submitted in the application?

25 MR. QUINN: They have.

1 MR. CURLEY: This is fine.

2 MS. CIAMMARUCONI: The next item on
3 the agenda is 5-C, applications to be declared
4 exempt.

5 The first application is
6 2011-03-SP, New Cingular Wireless PCS, LLC,
7 located at 6000-6002 Hudson Avenue, Block 47, Lot
8 4 in the Township of West New York.

9 2011-039-SP, New Cingular Wireless
10 PCS, LLC, located at 6600 Broadway, Block 8, Lot
11 1, in the Town of West New York.

12 Application 2011-041-SP, New
13 Cingular Wireless PCS, LLC, located at 430
14 Communipaw Avenue, Block 2057, Lot 15-D in Jersey
15 City.

16 Application 2011-042-SP, New
17 Cingular Wireless PCS, LLC, located at 430
18 Danforth Avenue, Block 1271.5, Lot A-1 in Jersey
19 City.

20 Application 2011-043-SP, New
21 Cingular Wireless PCS, LLC, located at -- there
22 seems to be -- 6600 Broadway, Block 8, Lot 1 in
23 West New York.

24 Application 2011-044-SP New
25 Cingular Wireless PCS, LLC, located at 3656 JFK

1 Boulevard, Block 891, Lot 21 in Jersey City.

2 Application 2011-045-SP New
3 Cingular Wireless PCS, LLC, located at 630 Bergen
4 Avenue, Block 1920, Lot 4A in Jersey City.

5 And application 2011-046-SP,
6 Jonathan Sobel, located at 8200-8214 Kennedy
7 Boulevard East, Block 435, Lot 7.02 in the
8 Township of North Bergen.

9 CHAIRMAN CHOFFO: Can I have a
10 motion.

11 COMMISSIONER FITZGIBBONS: I make a
12 motion.

13 COMMISSIONER AVAGLIANO: Second.

14 MS. CIAMMARUCONI: On a motion to
15 approve applications to be declared exempt, on a
16 motion made by Commissioner Fitzgibbons, seconded
17 by Commissioner Avagliano, Commissioner
18 Avagliano?

19 COMMISSIONER AVAGLIANO: Aye.

20 MS. CIAMMARUCONI: Commissioner
21 Bettinger?

22 COMMISSIONER BETTINGER: Aye.

23 MS. CIAMMARUCONI: Commissioner
24 Fitzgibbons?

25 COMMISSIONER FITZGIBBONS: Aye.

1 MS. CIAMMARUCONI: Commissioner
2 Glembocki?

3 COMMISSIONER GLEMBOCKI: Yes.

4 MS. CIAMMARUCONI: Commissioner Ng?

5 COMMISSIONER NG: Aye.

6 MS. CIAMMARUCONI: Commissioner
7 O'Dea?

8 COMMISSIONER O'DEA: Yes.

9 MS. CIAMMARUCONI: Chairman Choffo?

10 CHAIRMAN CHOFFO: I vote aye.

11 MS. CIAMMARUCONI: The next item on
12 the agenda is old business.

13 We don't have any scheduled.

14 CHAIRMAN CHOFFO: None?

15 MS. CIAMMARUCONI: No.

16 CHAIRMAN CHOFFO: Are you sure?

17 MS. CIAMMARUCONI: Yes.

18 CHAIRMAN CHOFFO: Any new business?

19 COMMISSIONER FITZGIBBONS: I just
20 want to say I just read this, it was over there.
21 The Commissioners never received a copy of this.
22 It is nice.

23 MS. CIAMMARUCONI: We actually just
24 recently very recently received them, so -- this
25 week. I don't know, they may have been put in

1 the mail.

2 COMMISSIONER AVAGLIANO: We never
3 got them.

4 COMMISSIONER FITZGIBBONS: It is
5 nice.

6 We got our mug shots in them.

7 MS. CIAMMARUCONI: I will make sure
8 they are sent out in the mail.

9 CHAIRMAN CHOFFO: Any new business?

10 MS. CIAMMARUCONI: There is none
11 scheduled.

12 COMMISSIONER O'DEA: Can I ask a
13 question on that.

14 MS. CIAMMARUCONI: Sure.

15 COMMISSIONER O'DEA: How are they
16 distributed and where are they distributed?

17 MS. CIAMMARUCONI: Steve would
18 definitely have to answer that for you, but I
19 know as soon as they were printed they were taken
20 to -- they have been taken to the green
21 conference that was scheduled today at the county
22 community college. There were also brought to
23 an open space meeting and a tour that happened on
24 Friday for open space members and people for the
25 Hackensack Riverfront for the walkway.

1 So I am not sure if they have been
2 mailed out to any other --

3 CHAIRMAN CHOFFO: When was this
4 published?

5 MS. CIAMMARUCONI: Just Friday.

6 CHAIRMAN CHOFFO: Just this last
7 week?

8 MS. CIAMMARUCONI: Yes.

9 COMMISSIONER O'DEA: Was it printed
10 in-house or sent out to the printer?

11 MS. CIAMMARUCONI: It was sent out
12 for printing. We received three quotes and I
13 believe it was printed with Minuteman Press in
14 Jersey City.

15 All the design work was done
16 in-house, so it was done in our office and was
17 sent out for printing.

18 COMMISSIONER O'DEA: Do you know
19 how many were printed and the cost?

20 MS. CIAMMARUCONI: I don't have it
21 with me. I do know I can let you know tomorrow.
22 I can call you or e-mail you.

23 COMMISSIONER O'DEA: E-mail?

24 MS. CIAMMARUCONI: Sure.

25 CHAIRMAN CHOFFO: No new business,

1 right?

2 MS. CIAMMARUCONI: No.

3 CHAIRMAN CHOFFO: Next meeting is
4 Wednesday, June 15th.

5 Do I have a motion to adjourn?

6 COMMISSIONER FITZGIBBONS: I make a
7 motion to adjourn.

8 COMMISSIONER AVAGLIANO: Second.

9 CHAIRMAN CHOFFO: All in favor say
10 aye.

11 (Round of Ayes.)

12 MS. CIAMMARUCONI: Opposed?

13 (No response.)

14 CHAIRMAN CHOFFO: Thank you
15 everyone.

16 (Time noted: 7:10 p.m.)

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

I, CAREYANN SHAFTAN, License Number 30X100192900,
an official Court Reporter in and for the State of
New Jersey, do hereby certify the foregoing to be
a true and accurate transcript to the best of
my knowledge and ability.

<p>1</p> <p>1 15:11 25:11,18,22 1.2 6:25 1034 6:21 11 16:3 113 8:9 116 6:25 1271.5 25:18 1316-1330 6:24 15 25:14 15th 30:4 16 14:25 19:1 17 15:11 18 1:6 2:4 18:1 1920 26:4</p>	<p>34 11:21 3656 25:25 369-4340 18:16</p> <p>4</p> <p>4 25:8 4,800 11:9 4223-4229 8:9 430 25:13,17 435 26:7 47 25:7 4a 26:4</p> <p>5</p> <p>5 25:3 5.02 6:22 5.03 5:9,21 567 1:6</p>	<p>act 2:8 ada 11:23,24 18:19 21:23 add 11:6 14:14 added 12:4 14:1 18:1 adding 12:5 14:17 addition 11:7 addressed 22:7 adjourn 30:5,7 advertised 2:6,7 agenda 25:3 27:12 ago 8:24 agree 15:12 agreeable 15:24 aicp 1:19 aide 1:18 alley 14:8 amenable 15:19 17:16 amount 16:21 answer 19:19 20:12 28:18 apartments 6:20 appeared 8:24 9:22 appears 20:19 applicant 6:23 8:8 17:12 19:2 application 5:7,19 6:23 8:6,7 13:10 23:21 24:24 25:5,12 25:16,20,24 26:2,5 applications 25:3 26:15 apply 18:9 appropriate 8:21 approval 15:18 approve 3:21,24 23:16,21 26:15 approved 5:6 21:15 approximate 10:9 approximately 11:6 11:9 12:5 april 3:19,24</p>	<p>architect 19:19,22 20:6 area 9:16 10:7,14 11:22 12:10,20 14:6 14:9 16:22 18:18 areas 11:18 12:6 14:23 16:23 arencibia 2:15 articulated 15:11,22 15:23 asked 9:4 aspect 21:3 associate 9:13 associated 20:21 attention 14:25 attorney 1:15 8:14 auburn 9:20 authority 11:12 21:22 avagliano 1:9 2:16 2:17 3:22 4:1,2,3 5:22,23 7:5,8,8,9 23:22,23 26:13,17 26:18,19 28:2 30:8 available 13:5 avenue 1:6 6:25 10:24 11:20 25:7,14 25:18 26:4 aye 4:3,6,9,14,19 5:23 6:1,4,10,15 7:9 7:12,15,20,25 23:23 24:1,4,10,15 26:19 26:22,25 27:5,10 30:10 eyes 30:11</p> <p>b</p> <p>b 1:8 bachelor's 9:14,19 back 11:7 14:8,20 23:7,8,9 background 9:16 11:8 bank 11:1</p>
<p>2</p> <p>2 15:12 18:6,6 2,000 12:5 14:1,17 20:7 20 3:19 201-369-4340 18:14 2011 1:6 2:4 3:25 14:25 2011-002 5:7,19 2011-019 6:20 2011-021 6:23 2011-03 25:6 2011-037 8:7 23:22 2011-039 25:9 2011-041 25:12 2011-042 25:16 2011-043 25:20 2011-044 25:24 2011-045 26:2 2011-046 26:5 2057 25:14 20th 3:24 21 26:1 227 5:9,20</p>	<p>6</p> <p>6000-6002 25:7 630 26:3 6600 25:10,22 6:30 1:5</p> <p>7</p> <p>7 18:25 7.02 26:7 7:10 30:16</p> <p>8</p> <p>8 8:9 25:10,22 8,000 11:6 8200-8214 26:6 87 6:22 891 26:1</p> <p>9</p> <p>9 8:10 18:1 19:5</p> <p>a</p> <p>ability 31:9 accepted 8:22 accessible 11:23,24 23:9 accomplished 14:17 16:25 accurate 31:8</p>	<p>3</p> <p>30 19:10 22:17 30x100192900 31:5</p>	<p>3</p> <p>30 19:10 22:17 30x100192900 31:5</p>

<p>barrel 16:20 base 18:6 based 20:19 21:13 bayonne 6:22 believe 11:2 29:13 benefit 10:18 bergen 8:9,10,14 10:23,24 11:19 14:13 26:3,8 best 31:8 bettinger 1:10 2:19 2:20 4:5,6 5:25 6:1 7:11,12 22:13,16,20 22:23 23:4,17,21,25 24:1 26:21,22 block 5:8,20 6:21,25 8:9 25:7,10,14,18 25:22 26:1,4,7 bmps 16:7 board 1:1,4,15 2:3 8:13,24 9:23 10:3 10:13,19,20,21 16:5 17:6 boards 10:5 boulevard 6:21 26:1 26:7 broadway 25:10,22 brought 28:22 building 1:16 11:1,5 11:25 12:10,20 14:20 16:17 21:3,17 22:25 business 27:12,18 28:9 29:25</p>	<p>chairman 1:9 2:1,12 3:3,13,14,17 4:18 4:19,23 5:2,15,16 6:14,15 7:1,24,25 8:3,11,13,21 10:15 10:17 17:4,7,11,19 17:22 18:24 19:13 19:15 22:11,14,15 23:12 24:14,15 26:9 27:9,10,14,16,18 28:9 29:3,6,25 30:3 30:9,14 chance 3:18 change 13:16,21 choffo 1:9 2:1,12 3:3 3:13,14,17 4:18,19 4:23 5:2,16 6:14,15 7:1,24,25 8:3,11 10:15 17:7,11,19,22 18:24 19:13 22:11 22:15 23:12 24:14 24:15 26:9 27:9,10 27:14,16,18 28:9 29:3,6,25 30:3,9,14 christopher 8:8 ciammaruconi 1:18 2:14,18,21,25 3:8 3:11,23 4:4,7,10,13 4:15,18 5:18,24 6:2 6:5,8,11,14,16 7:6 7:10,13,16,19,21,24 8:1,6 23:19,24 24:2 24:5,8,11,14,17 25:2 26:14,20,23 27:1,4,6,9,11,15,17 27:23 28:7,10,14,17 29:5,8,11,20,24 30:2,12 cingular 25:6,9,13 25:17,21,25 26:3 circulation 13:22 city 1:7 20:21 25:15 25:19 26:1,4 29:14 civil 9:14</p>	<p>close 12:18 code 21:9 colin 8:14 college 28:22 color 14:14 coming 21:2 comment 15:23 16:4 17:2 18:25 19:5 comments 17:24 commissioner 1:9 1:10,10,11,11,12 2:14,16,17,18,20,21 2:23,24,25 3:2,3,5,6 3:7,8,10,11,20,22,25 4:1,2,3,4,6,7,9,10,12 4:13,14,15,17,22,22 4:24 5:13,17,21,23 5:24 6:1,2,4,5,7,8 6:10,11,13 7:3,5,7,8 7:8,9,10,12,13,15,16 7:18,19,20,21,23 18:5,8,12,16 19:15 20:12 21:6,10,16 22:13,16,20,23 23:4 23:15,17,20,21,22 23:23,24 24:1,2,4,5 24:7,8,10,11,13 26:11,13,16,17,17 26:19,20,22,23,25 27:1,3,4,5,6,8,19 28:2,4,12,15 29:9 29:18,23 30:6,8 commissioners 27:21 communipaw 25:14 community 15:2 28:22 completely 22:2 complied 22:2 comply 15:13 21:18 complying 19:10 conceptual 22:8 concerns 21:1 condition 15:18</p>	<p>conditions 15:22 conference 28:21 consider 21:4 consideration 10:21 considered 12:25 consisting 11:9 construction 21:15 copy 27:21 corner 12:14 correspondence 15:5 cost 20:2 29:19 council 8:13 counsel 8:20 9:6 count 23:2 counties 10:5 county 1:1,3 2:3 10:5 15:1 16:8 17:23 18:1,3,20 28:21 county's 15:3 couple 11:2 courier 22:5 court 12:16 13:5 21:22,23 31:6 courthouse 11:12 cover 12:17 criteria 16:10 curb 18:1 curley 1:14 2:5,7 9:3 24:23 25:1 currently 12:25</p> <hr/> <p style="text-align: center;">d</p> <hr/> <p>d 9:7 25:14 d'amica 18:17 danforth 25:18 daniel 1:9 daniela 1:18 2:12 dated 19:1 deal 15:15 deciduous 19:6 decision 19:21 declared 25:3 26:15</p>
<p style="text-align: center;">c</p> <p>c 25:3 31:3,3 caliper 19:11 call 2:2,13 29:22 careyann 31:5 carry 5:14,19 catch 17:8 certainly 20:25 certify 31:7</p>			

<p>definitely 28:18 degree 9:19,20 department 15:1 21:19 description 14:5 design 12:2 13:13 16:16 29:15 detail 18:1,3,20,21 18:21 20:5 details 18:10 determined 21:8,13 didomenico 2:22 difficult 16:9 dire 8:25 directing 14:24 direction 11:17 distributed 28:16,16 division 15:2 doing 17:16 20:18 20:23 door 23:9,9 doug 9:12 douglas 8:16 drain 11:18 15:16 17:10,14 20:9 drainage 11:16 14:16 16:17 dress 14:12 driveway 17:14,15 due 16:15 duly 9:8</p>	<p>enforcement 22:4 engineer 8:17 17:23 engineer's 18:13 engineering 9:14 10:7,14 18:23 engineers 9:13 entrance 11:25 12:11,12 equipment 14:10 esq 1:14 evening 2:1 8:7,11 8:12,16 24:20 exact 23:2 exception 15:12 17:8 exempt 25:4 26:15 exhibits 17:5 24:22 existing 10:25 11:1 11:5,14 13:17,20 14:8 exists 16:18 expansion 13:4 expenditure 20:2 expensive 20:23 experience 9:17,19 expert 8:22 9:23 10:14 explain 19:16 exponentially 20:3</p>	<p>finds 15:19 fine 25:1 fire 21:9,11,19,24 first 15:16 17:8,9 25:5 fitzgibbons 1:10 2:23,24 3:20 4:1,8,9 5:17 6:3,4 7:3,7,14 7:15 21:6,10,16 23:15,20 24:3,4 26:11,16,24,25 27:19 28:4 30:6 five 10:11 fixtures 12:9 flag 3:15,16 flat 23:10 folks 21:2 foot 20:8 foregoing 31:7 formerly 11:1 four 22:19 freeholders 2:10 friday 28:24 29:5 front 12:11 14:12,13 23:7,9 full 9:10 22:9 functioning 13:5 further 14:5</p>	<p>good 2:1 8:11,12 24:20 grade 16:18,19 graded 16:20 grass 12:6 14:8 16:22 grates 18:19 green 12:4 14:1,18 14:23 16:3,7,13 19:16 20:8,14,16 21:5 28:20 greening 19:25 20:1 ground 14:20</p>
<p style="text-align: center;">e</p>	<p style="text-align: center;">f</p>	<p style="text-align: center;">g</p>	<p style="text-align: center;">h</p>
<p>e 1:8,8,13,13 9:7 29:22,23 31:3 east 26:7 egress 13:16,19 eight 17:12 eleven 9:18 emergency 21:25 employees 22:21,24 22:25 employment 9:11 enclosure 12:13</p>	<p>f 1:8 31:3 fair 16:21 fairly 23:10 familiar 15:7 23:10 far 11:15 12:2 16:6 16:16 17:25 favor 30:9 feasible 16:14,15 feel 16:21,24 20:7 feet 11:6,10 12:6 14:1,17 finalized 5:12 financial 20:13,20 20:22</p>	<p>g 9:7 gardens 16:15 general 10:19 generated 15:3 give 14:4 glembocki 1:11 3:1 3:2 4:11,12 6:6,7 7:17,18 17:23 18:5 18:8,12,16 24:6,7 27:2,3 go 14:22 17:6 goes 14:20 going 14:12 18:18 20:9 21:1,7,14,21 22:17,24</p>	<p>h 9:7 hackensack 28:25 half 19:11 handicapped 23:5 handle 15:25 happened 28:23 hardship 20:14,20 20:23 harmon 5:7,8,19,20 hearing 8:5 high 21:2 higher 20:3 hoboken 6:25 holloway 3:4 home 11:11 hopper 8:17,18,22 9:12,12,18,25 10:3 10:8,11,13,18,22 12:23 13:2,7,11,14 13:18,24 14:3,7,19 15:6,9,14,20 16:1,6 17:3,21 18:4,7,11 18:15 19:8,18 22:19 22:22 23:1,6 house 29:10,16 housed 14:11 hudson 1:1,4 2:3 15:1 16:7 25:7</p>

i	k	mailed 29:2	municipality 15:24
identical 13:19 impervious 11:14 14:9 inch 18:1,1,6,6 19:11 include 11:22 17:13 incorporated 12:3 indicated 13:25 20:16 individuals 12:15 infrastructure 16:3 16:7 ingress 13:16,18 inmates 22:6 ins 20:9 inspector 1:16 institute 8:25 intersection 10:23 introduced 3:25 introducing 16:11 involved 20:2 21:5 issue 17:16 21:5 22:4 issued 22:3 item 16:2 17:9 25:2 27:11	keep 11:16 kennedy 1:11 6:21 26:6 kevin 6:24 know 8:20 27:25 28:19 29:18,21,21 knowledge 31:9 kurt 19:22	main 11:25 maintained 14:23 maintaining 16:21 maintenance 21:4 majority 14:7 15:22 mario 1:16 mark 17:5 24:21 mary 1:9 massey 1:19 15:3 18:24,25 19:5,10 masters 9:20 matter 8:23 9:2 matters 8:4 maximized 23:2 meadow 5:8,8,19,20 meeting 1:3 2:2,5,9 2:9 3:24,25 4:25 5:6 5:14 16:10 28:23 30:3 meetings 2:8 meets 17:1 megan 1:19 15:3 mehta 3:5 members 3:18 4:25 8:13 28:24 memorialization 5:5 6:18 mention 19:22 22:17 met 22:9 minuteman 29:13 minutes 3:18,21,24 4:25 5:4 monitored 22:2 motion 3:21,23 5:10 5:14,18 6:16 7:2,4,6 8:1 23:14,16,18,19 24:17 26:10,12,14 26:16 30:5,7 moved 12:19 22:6 mug 28:6 municipal 21:23 22:21	n n 1:13 31:3 name 8:13 9:10 native 14:13 16:11 19:6 natural 11:16 necessary 22:1 need 18:3 22:7 nep 14:10 never 27:21 28:2 new 1:7 6:22 9:19 10:6 11:11 14:10 25:6,8,9,11,12,16,20 25:23,24 26:2 27:18 28:9 29:25 31:7 ng 1:11 3:6,7 4:13 4:14 6:9,10 7:19,20 24:9,10 27:4,5 nice 27:22 28:5 nj308682 1:25 north 8:10,14 10:24 26:8 northeast 11:17 northwest 11:17 noted 30:16 notice 2:9,10 number 17:11 18:13 21:12,13 31:5
j	l l 1:13 9:7 land 13:9 landscaped 12:6 landscaping 12:3 16:11 large 22:24 lateral 20:8 law 22:4 letter 14:25 15:23 17:2 19:1 liberty 10:24 11:19 license 31:5 lighting 12:8,10 list 16:8 llc 25:6,10,13,17,21 25:25 26:3 load 21:7 located 5:8,20 6:21 8:8 10:23 25:7,10 25:13,17,21,25 26:3 26:6 location 6:24 looked 16:13 looking 11:15 lot 5:9,21 6:22,25 11:18 12:9,14 25:7 25:10,14,18,22 26:1 26:4,7 lots 8:9 lou 18:17	m mail 28:1,8 29:22,23	o o 1:8,13 9:7,7 31:3 o'dea 1:12 3:9,10 4:16,17,22,24 5:13 6:12,13 7:22,23 19:15 20:12 24:12 24:13 27:7,8 28:12 28:15 29:9,18,23 occasions 10:2,10 occupancy 21:7 office 18:13 29:16 officer 1:17 official 21:9 31:6 okay 5:4 10:22 18:4 18:7,11

<p>old 27:12 once 10:3 open 2:8 28:23,24 opening 18:9,22 opportunity 5:3 15:4 opposed 20:14,18 30:12 order 2:2 ordinance 13:9 overview 8:19 10:19</p>	<p>planned 20:4 planner 1:20 15:3 planning 1:1,4,18 2:3 9:23 15:2 plans 8:3 17:20 18:2 planting 19:6 plaza 5:8,20 please 2:13 3:15 9:10 16:4 plumbing 16:16 point 4:20 police 21:25 port 12:15,18 possible 16:13 posted 2:9 prefer 17:6 present 2:15,22,24 3:4,5,12,14 5:1 presented 10:20 presently 12:24 14:8 press 29:13 previously 10:6 principal 1:20 printed 28:19 29:9 29:13,19 printer 29:10 printing 29:12,17 prisoners 22:5 proceed 10:15 proceedings 1:4 process 22:8 processing 12:19 prohibit 20:18 project 8:17,19,25 10:20,22 11:4 16:9 17:18 20:1,21,24 properly 2:6,7 property 13:16 19:3 proposed 11:15,22 13:19 provide 8:18,23 9:15 10:19 19:2 20:5,14,15,16 provided 9:24 10:6 14:6 20:7,8</p>	<p>public 2:8 8:5 13:5 19:25 20:24 21:1,21 published 29:4 pull 12:18 purposes 14:16 20:11 put 16:19 18:18 27:25 putting 16:25</p>	<p>removed 14:9 renee 1:10 renovate 11:5 repair 18:21 reporter 31:6 represented 20:20 request 16:5 17:17 required 21:20 22:1 requirement 16:12 17:2 requirements 13:9 15:8,11,13 21:19,24 21:24 research 20:25 resolutions 5:6 6:19 respect 8:19 9:1 10:4 15:16,21 16:2 16:4 19:24 respectfully 10:12 response 30:13 restrictions 22:10 review 15:4 reviewed 16:8 revise 17:13 rhododendrons 14:14 right 13:17 14:3 16:1 30:1 rise 3:16 riverfront 28:25 road 18:9,22 roll 2:13 romano 3:12 roof 16:14,16 19:17 20:1,3,6,14,16 21:5 round 30:11 routes 23:8 runoff 16:21</p>
<p style="text-align: center;">p</p>	<p>point 4:20 police 21:25 port 12:15,18 possible 16:13 posted 2:9 prefer 17:6 present 2:15,22,24 3:4,5,12,14 5:1 presented 10:20 presently 12:24 14:8 press 29:13 previously 10:6 principal 1:20 printed 28:19 29:9 29:13,19 printer 29:10 printing 29:12,17 prisoners 22:5 proceed 10:15 proceedings 1:4 process 22:8 processing 12:19 prohibit 20:18 project 8:17,19,25 10:20,22 11:4 16:9 17:18 20:1,21,24 properly 2:6,7 property 13:16 19:3 proposed 11:15,22 13:19 provide 8:18,23 9:15 10:19 19:2 20:5,14,15,16 provided 9:24 10:6 14:6 20:7,8</p>	<p style="text-align: center;">q</p> <p>qualifications 9:4 qualified 10:13 question 20:13 22:14 28:13 questions 12:22 17:6,22 19:14 22:12 23:13 quinn 8:12,14 9:5,9 9:15,22 10:1,4,9,12 10:16 12:22 13:3,8 13:12,15,21,25 14:4 14:16,24 15:7,10,15 15:21 16:2,24 17:4 17:9,12 19:4,9,12 19:24 20:22 21:8,12 21:18 24:19,25 quotes 29:12</p>	<p>requirements 13:9 15:8,11,13 21:19,24 21:24 research 20:25 resolutions 5:6 6:19 respect 8:19 9:1 10:4 15:16,21 16:2 16:4 19:24 respectfully 10:12 response 30:13 restrictions 22:10 review 15:4 reviewed 16:8 revise 17:13 rhododendrons 14:14 right 13:17 14:3 16:1 30:1 rise 3:16 riverfront 28:25 road 18:9,22 roll 2:13 romano 3:12 roof 16:14,16 19:17 20:1,3,6,14,16 21:5 round 30:11 routes 23:8 runoff 16:21</p>
<p style="text-align: center;">p</p> <p>p 1:13 9:7,7 p.m. 1:5 30:16 park 6:20 parking 11:12,18,21 12:9 13:8 21:22,22 22:17 23:2,8 parks 15:1 part 5:5 particular 15:17 17:2,18 passed 6:17 8:2 24:18 pattern 13:22 patterns 11:16 pavement 18:3,20 pavonia 1:6 pcs 25:6,10,13,17,21 25:25 26:3 pending 6:19 people 28:24 percolation 16:23 permit 18:9,22 person 12:19 personnel 13:6 phone 18:12 physical 20:17 pianese 8:8 place 9:11 plan 12:3 13:22 15:17,23 16:20,25 17:1,13</p>	<p style="text-align: center;">r</p> <p>r 1:8,13 9:7 31:3 rain 16:15,20 20:9 rainfall 14:19 read 3:18,21 5:3 27:20 rear 12:1,12 reason 20:17 received 27:21,24 29:12 record 9:9 redevelopment 16:9 regard 18:19 reinforced 17:14 relative 20:6 remington 9:13</p>	<p style="text-align: center;">r</p> <p>r 1:8,13 9:7 31:3 rain 16:15,20 20:9 rainfall 14:19 read 3:18,21 5:3 27:20 rear 12:1,12 reason 20:17 received 27:21,24 29:12 record 9:9 redevelopment 16:9 regard 18:19 reinforced 17:14 relative 20:6 remington 9:13</p>	<p style="text-align: center;">r</p> <p>right 13:17 14:3 16:1 30:1 rise 3:16 riverfront 28:25 road 18:9,22 roll 2:13 romano 3:12 roof 16:14,16 19:17 20:1,3,6,14,16 21:5 round 30:11 routes 23:8 runoff 16:21</p>
<p style="text-align: center;">s</p> <p>s 1:13,13 9:7 safe 22:5 safety 21:1,21 sally 12:15,18</p>	<p style="text-align: center;">s</p> <p>s 1:13,13 9:7 safe 22:5 safety 21:1,21 sally 12:15,18</p>	<p style="text-align: center;">s</p> <p>s 1:13,13 9:7 safe 22:5 safety 21:1,21 sally 12:15,18</p>	<p style="text-align: center;">s</p> <p>s 1:13,13 9:7 safe 22:5 safety 21:1,21 sally 12:15,18</p>

<p>salute 3:15,16 satisfied 13:9 22:3 satisfying 20:10 scheduled 8:4 27:13 28:11,21 scope 11:4 screening 14:6 sd 5:7,19 6:20 sealed 19:3 seats 21:14 secaucus 5:9,21 second 3:22 5:16,17 7:5 23:18 26:13 30:8 seconded 4:1 7:7 23:20 26:16 section 18:3 see 11:7 12:7 17:25 18:2,21 sent 2:10 28:8 29:10 29:11,17 separate 10:1 services 15:2 21:25 shade 19:6 shaftan 31:5 sheet 14:22 20:10 shots 28:6 shown 13:19 shrubbery 14:5,14 side 12:9 sidewalk 17:15 18:18 signed 19:2 site 8:3 10:25 11:14 11:16,21 12:2,3,4,8 12:25 13:23 14:2,15 14:21,22,23 15:17 16:9,12 17:13 19:25 23:3,10 six 10:11 small 11:22 sobel 26:6 somewhat 22:17 soon 28:19</p>	<p>sounds 22:24 southwest 12:13 sp 6:23 8:7 23:22 25:6,9,12,16,20,24 26:2,5 space 11:13 12:17 28:23,24 spaces 11:22 22:18 spacing 19:11 specific 15:17 16:4 17:17 splash 16:19 spot 11:23,24 spots 23:5 sprinkled 21:17 square 11:6,10 12:6 20:7 stabilized 18:6 stand 3:15 standard 15:10 state 9:10 10:6 31:6 stated 15:8 statement 20:15 steve 28:17 stevens 8:25 storm 14:21,22 16:7 20:9 story 11:5,8 structure 11:9 21:11 structures 14:21 subdivisions 8:4 submit 10:12 17:5 submitted 17:20 24:24 sufficient 20:10 suppressed 21:17,20 sure 23:1 27:16 28:7 28:14 29:1,24 survey 19:3 sworn 9:4,8</p>	<p>taken 28:19,20 tartaglione 6:24 td 11:1 technical 20:17 tenet 17:1 tennessee 9:21 testimony 8:18,23 9:2,24 10:7 thank 9:5 10:16 22:11 24:16,19 30:14 things 22:7 think 9:3 12:20 thirty 22:19 three 19:6,11 29:12 tie 20:9 time 13:1 30:16 title 9:10 today 28:21 tomorrow 29:21 tour 28:23 tower 6:20 town 5:9,21 16:14 16:25 19:21 25:11 township 8:10,15 15:12,19 17:15 25:8 26:8 traffic 13:22 transcript 1:3 31:8 transport 12:15 trash 12:13 trees 18:18 19:7 trench 15:16 17:10 17:13 18:3,20,21 tridente 1:16 true 31:8 turnpike 8:9 10:24 11:19 14:13 two 8:24 11:5,8 12:8 21:11 23:6 type 20:6 types 14:5 20:11 22:6 typically 19:24</p>	<p style="text-align: center;">u</p> <p>u 9:7 understand 5:11 understanding 4:20 5:7 unfortunately 19:18 university 9:20 use 13:9 uses 12:24,25 13:4 utilize 11:13</p> <p style="text-align: center;">v</p> <p>vacant 11:2 variances 13:13 vehicle 12:18 13:22 vernick 9:13 visitors 22:22 voir 8:25 volume 21:2 vote 4:19 24:15 27:10 voted 4:25</p> <p style="text-align: center;">w</p> <p>waivers 13:13 walkway 28:25 walkways 12:11 wall 20:10 want 18:17 27:20 water 14:21,22 16:7 20:9 way 16:20 wednesday 1:6 2:3 30:4 week 27:25 29:7 west 25:8,11,23 whatsoever 17:17 william 1:12 willow 6:24 wireless 25:6,9,13 25:17,21,25 26:3 work 29:15</p>
<p>t 1:13 31:3,3 table 5:10</p>	<p style="text-align: center;">t</p>	<p>t 1:13 31:3,3 table 5:10</p>	

y	
years	8:24 9:18 11:2
york	25:8,11,23
z	
zoning	1:17